



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, December 16, 2025, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Planning Director Tory Carpenter

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

PROCLAMATIONS & PRESENTATIONS

Proclamations and Presentations are for discussion purposes only and no action shall be taken.

- 1. Presentation on the City of Dripping Springs Bird City Texas recertification. Sponsor: Mayor Pro Tem Taline Manassian**

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

- 2. Approval of the November 18, 2025 City Council regular meeting minutes.**
- 3. Approval of a Resolution of the City of Dripping Springs of no objection on Hays County Municipal Utility District No. 4 Bond Application Report No. 5, proposing the issuance of up to \$7,440,000 in bonds for wastewater, water quality, and stormwater improvements, with an estimated interest rate of 5.50%, as required by the Creation and Operation Agreement between the City and the District. Sponsor: Mayor Bill Foulds, Jr.**
- 4. Approval of a Resolution of the City of Dripping Springs Amending the Artificial Intelligence (AI) Policy to Restrict Use of Certain Agentic AI Tools Susceptible To Cybersecurity Vulnerabilities. Sponsor: Mayor Bill Foulds, Jr.**
- 5. Approval of the reappointment of Jessie Milner and Miles Mathews to the TIRZ No. 1 & No. 2 Board for two (2) year terms ending December 31, 2027.**
- 6. Approval of Terms of Engagement for Legal Services from Baker, Robertson & O'Brien. Sponsor: Mayor Bill Foulds, Jr.**
- 7. Approval of the October 2025 Treasurer's Report. Deputy City Administrator, Shawn Cox**

BUSINESS AGENDA

- 8. Discussion and possible action to award an Agreement for Sewage Sludge Disposal Services and Related Wastewater Services to Wastewater Transport Services LLC and authorize staff to finalize and execute the agreement. Sponsor: Mayor Bill Foulds, Jr.**
- 9. Discussion and possible action to approve a Supplement to the Wholesale Water Agreement between the West Travis County Public Utility Agency and the City of Dripping Springs for the Wild Ridge Subdivision (Planned Development District No. 13). Sponsor: Mayor Bill Foulds, Jr.**
- 10. Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02 of the Code of Ordinances of the City of Dripping Springs, relating to Building Construction Codes. Sponsor: Mayor Bill Foulds, Jr.**

CLOSED SESSION

The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

- 11. Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances.** *(Consultation with Attorney, 551.071).*
- 12. Consultation with attorney related to law enforcement services and authority.** *(Consultation with Attorney, 551.071).*
- 13. Consultation with attorney and deliberation regarding financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072).*
- 14. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** *(Consultation with Attorney, 551.071)*
- 15. Consultation with Attorney and deliberation regarding potential offer to lease real property.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

January 6, 2025, at 6:00 p.m.

January 20, 2025, at 6:00 p.m.

February 3, 2025, at 6:00 p.m.

February 17, 2025, at 6:00 p.m.

Board, Commission & Committee Meetings

Farmers Market Committee, December 18, 2025, at 10:00 a.m.

Emergency Management Committee, December 18, 2025, at 12:00 p.m.

Utility Commission, December 18, 2025, at 4:00 p.m.

Historic Preservation Commission January 8, 2025, at 4:00 p.m.

TIRZ No.1 & No.2 Board, January 12, 2025, at 4:00 p.m.

Founders Day Committee, January 12, 20025, at 6:30 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on December 10, 2025 at 4:30 p.m.

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrew Binz, Parks & Community Services Director

Council Meeting Date: December 16, 2025

Agenda Item Wording: Presentation on the City of Dripping Springs Bird City Texas recertification.

Sponsor: Mayor Pro Tem Taline Manassian

Agenda Item Requestor: Andrew Binz, Parks & Community Services Director

Summary/Background: Sponsored by Audubon Texas and Texas Parks and Wildlife Department (TPWD), Bird City Texas is a community-focused certification program created to help people protect birds and their habitats where we live, work, and recreate. The criteria required to attain certification are designed to be impactful and efficient against habitat loss and other harmful factors impacting birds. Research shows that bird friendly habitat increases property values, helps control insects, and generates tourism dollars.

The City of Dripping Springs was first awarded the Bird City Texas designation in February 2021. In November of 2025, Dripping Springs received the news that we were recertified. Our designation is due to all the hard work from our partnering organizations in the community including the Dripping Springs Birding Club, Texas Master Naturalists, Wild Birds Unlimited, and Destination Dripping Springs.

Commission Recommendations: N/A

Recommended Council Actions: N/A

Attachments: BCT Letter_Recertification Dripping Springs_signature

Next Steps/Schedule: Continue to work with our community partners to support the bird conservation movement in Dripping Springs.

11/19/2025

Johnna Krantz
511 Mercer Street
512-858-4725
jkrantz@cityofdrippingsprings.com



Dear Johnna,

After reviewing your updated actions from the last few years, members of the Bird City Texas Review Committee carefully considered your application for certification, and **are delighted to announce that the City of Dripping Springs has officially been recertified as Bird City Community!** Congratulations to you, the members of the Dripping Springs collaborative body, and the residents of Dripping Springs including the wildlife benefiting from your hard work!

Overall, review members were impressed with the number of criteria successfully implemented, as well as the descriptive metrics created for certain activities. Specific actions that the review team really enjoyed or found exemplary:

- 1.1.7 – As the city has changed and developed, the collaborative body has also changed but maintained their vision and goals. We applaud your work to bring together partners for a common purpose.
- 1.2.4 – Arrowhead Park is going to be a wonderful 13.5 acre park to protect and maintain natural habitat
- 2.1.1 – The 12 days of Backyard Birds is such a clever idea to engage and educate the public about reducing threats to birds
- 3.2.5 – We love seeing the ways you shared information with the community via 4 social media channels making dozens of posts each year on topics related to bird education as well as similar topics

Audubon Texas will be launching our public congratulatory online pieces including a social media blast on **Monday, November 24**. We would be happy to coordinate with your collaborative body to ensure that the news of your recertification reaches as many Texans as possible.

Please continue on the path laid out within your application. We look forward to hearing more about your successes in your required annual update tile on the BirdCity.org/Texas site.

Again, congratulations Dripping Springs on your recertification!

Sincerely,
The Bird City Texas Team

Chloe Crumley
Program Manager

Chloe Crumley



City Council Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership
Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

Tuesday, November 18, 2025, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Foulds called the meeting to order at 6:01 p.m.

City Council Members Present:

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

City Council Members Absent:

Council Member Place 3 Geoffrey Tahuahua

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Planning Director Tory Carpenter
IT Director Jason Weinstock
Senior Planner Sara Varvarigos
Community Events Coordinator Johnna Krantz
Human Resources Director Chase Winburn
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson

PLEDGE OF ALLEGIANCE

Mayor Foulds led the Pledge of Allegiance.

PRESENTATION OF CITIZENS

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agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

- 1. Approval of the October 21, 2025 City Council regular meeting minutes.**
- 2. Approval of the position of Finance Manager and its job description.**
- 3. Approval of a letter of support for the Dripping Springs Community Library's grant application for a "Library on Wheels".** *Sponsor: Mayor Pro Tem Taline Manassian*
- 4. Approval to authorize the City Administrator to enter into and execute a Professional Services Agreement with abip, PC for the provision of auditing services for the City of Dripping Springs.**
- 5. Approval of an Ordinance Amending the Fire Fee Schedule.** *Sponsor: Mayor Bill Foulds, Jr.*
- 6. Approval of the September 2025 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda items 1-6.

The motion to approve carried 3 to 0, with 1 abstention by Council Member Crow.

BUSINESS AGENDA

- 7. Presentation, discussion, and consideration of approval of the 2026 Founders Day Festival site plan, parade route, and carnival layout.** *Sponsor: Council Member Sherrie Parks*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the 2026 festival site plan, parade route, and carnival layout.

The motion to approve carried unanimously 4 to 0.

- 8. Applicant introductory presentation and possible City Council Member appointment to the Development Agreement Working Group for the Ranch Court (ATX RR12) Planned**

Development District and Annexation request located 26700 Ranch Road 12. *Applicant: Abby Gillfillan, Lionheart Places*

Presentation only. No action was taken.

- 9. Discuss and Consider Approval of an Agreement between the City of Dripping Springs and Burgess and Niple regarding Utility Infrastructure GIS Development and Data Services.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the agreement with Burgess and Niple for GIS development and data services.

The motion to approve carried unanimously 4 to 0.

- 10. Discuss and consider approval of a Supplement to the Wholesale Water Agreement between the West Travis County Public Utility Agency and the City of Dripping Springs for the Wild Ridge Subdivision (Planned Development District No. 13).** *Sponsor: Mayor Bill Foulds, Jr.*

No action was taken.

- 11. Discuss and consider approval of a Professional Services Agreement between the City of Dripping Springs and Laura Mueller for Legal Services.**

A motion was made by Council Member King and seconded by Council Member Parks, to approve the Professional Services Agreement between the City of Dripping Springs and Laura Mueller.

The motion to approve carried unanimously 4 to 0.

- 12. Discuss and consider approval of a Resolution appointing Aniz Alani as City Attorney of the City of Dripping Springs, Texas.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the appointment of Aniz Alani as City Attorney for the City of Dripping Springs.

The motion to approve carried unanimously 4 to 0.

- 13. Discuss and consider approval of a Resolution to cast nine (9) votes towards the Election of Members of the Hays County Appraisal District Board of Directors.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to have the mayor cast the ballot.

The motion carried unanimously 4 to 0.

REPORTS

Reports listed are on file and available for review upon request. The City Council may provide staff direction; however, no action shall be taken.

14. City Attorney Report. *Laura Mueller, City Attorney; Aniz Alani, Deputy City Attorney*

No action was taken.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for items 15-19, under sections 551.071, 551.072, and 551.074.

The motion carried unanimously 4 to 0.

Closed Session began at 7:17 p.m.

The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

- 15. Consultation with Attorney and deliberation regarding potential offer to lease real property.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*
- 16. Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*
- 17. Consultation with Attorney and Deliberation regarding Interlocal Discussions related to Transportation Projects and Potential Ancillary Real Estate Purchases.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*
- 18. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** *(Consultation with Attorney, 551.071)*
- 19. Deliberation on the appointment, employment, evaluation, reassignment, and duties of the Utilities Director, Utilities Operations Manager, Administrative Assistant - Public Works, Project Manager, and Utilities Coordinator.** *(Deliberation Regarding Personnel, 551.074).*

Closed Session ended at 8:10 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to move item 19 out of Closed Session.

The motion carried unanimously 4 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the job descriptions for Project Manager and Utilities Coordinator.

The motion to approve carried unanimously 4 to 0.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to adjourn the meeting.

The motion carried unanimously 4 to 0.

The meeting was adjourned at 8:12 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: City Attorney

Council Meeting Date: December 16, 2025

Agenda Item Wording: Approval of a resolution of no objection on Hays County Municipal Utility District No. 4 Bond Application Report No. 5, proposing the issuance of up to \$7,440,000 in bonds for wastewater, water quality, and stormwater improvements, with an estimated interest rate of 5.50%, as required by the Creation and Operation Agreement between the City and the District.

Summary/Background: Hays County Municipal Utility District No. 4 (“MUD 4”) has submitted Bond Application Report No. 5 (“BAR No. 5”) to the Texas Commission on Environmental Quality (TCEQ) and provided a copy to the City of Dripping Springs for review and comment, as required by Section 3 of the Creation and Operation Agreement and its 2010 Amendment. The City is asked to review the application, provide any comments or recommendations, and consider a resolution of no objection to the proposed bond issuance.

Under the Creation and Operation Agreement, MUD 4 must submit any bond application filed with TCEQ to the City for review, and the City may provide comments, recommendations, and a statement of approval or no objection. The District is required to incorporate the City’s recommendations into the final bond sales package, provided they do not render the bonds unmarketable or are not materially detrimental to the District, in the District’s reasonable judgment. The City’s recommendations may address, but are not limited to, overlapping tax rates, the number of homes occupied, taxpayer concentrations, debt to assessed value ratios, TCEQ rules regarding market studies, and overall compliance with TCEQ rules.

BAR No. 5 requests authorization to issue up to \$7,440,000 in bonds for wastewater, water quality, and stormwater improvements, including reimbursement for prior expenditures, permit amendments, expansions of drip field disposal capacity, and related engineering and legal costs. No funds are allocated for recreational facilities or roads, which is consistent with the District’s authority and the City’s expectations.

Key Findings from Staff Review

Staff have reviewed Section 8 of the bond application and the cash flow projection, as well as other key financial and operational metrics. The following findings are provided for Council's comfort and transparency:

Assessed Valuation (AV): The latest certified AV is \$281,644,937 as of September 15, 2025, an increase of about \$100 million since the District's last bond rating in 2022.

Debt to AV Ratio: After this bond issue, the District's total debt will be \$22,260,000, which is a 7.90% debt to AV ratio.

Overlapping Tax and Debt Ratios: The District's combined tax rate (debt service + maintenance) is \$0.8989 per \$100 AV. Overlapping tax rates (including county, ISD, ESD, etc.) total \$1.67684 per \$100 AV.

Tax Collection Percentage: The District has historically collected 99–100% of its taxes each year.

Fund Balances: As of October 15, 2025, the District's total cash and investment balances are \$3,872,247.06, with healthy balances in the general, tax, debt service, and capital projects funds.

Number of Connections: The District reports 571.7 active equivalent connections and 703.3 projected at buildout. The land use and development tables show the District is substantially built out, with no new development projected from this bond issue.

Maximum Maturity: The application does not propose a maturity beyond 40 years, which is consistent with the consent agreement and TCEQ rules.

Cash Flow Projection: The cash flow projection shows the District can support the proposed debt service with the current and projected tax base, assuming no growth.

In summary, the District's financial position appears sound and compliant with all requirements.

Commission Recommendations:

N/A

Recommended Council Actions:

Approve resolution expressing no objection to bond issuance.

Attachments:

Letter from Hays County M.U.D. No. 4 submitting Bond Application Report

Draft resolution

December 2, 2025
Project No.: R0052766.00

Michelle Fischer
City Administrator
City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas

Re: **Hays County MUD No. 4**
\$7,440,000 Bond Application Report No. 5
Westwood Job Number: 0052766.00 – ID 08

Dear Michelle,

This letter is submitted to the City of Dripping Springs (the “City”) on behalf of Hays County MUD No. 4 (the “District”), in conjunction with the referenced bond application report that was submitted on December 3, 2025 to the Texas Commission of Environmental Quality. We are submitting this bond application report as required by the City’s agreement with the District consenting to the creation and operation of the District. We are requesting a letter from the City providing its comments or indicating that the City has no objections to the District going forward with the bond application as filed.

If you have questions concerning this application please contact me at (512) 485-0831.

Sincerely,



Jacob W. Valentien, P.E.
District Engineer

CC: Matt Kutac – Law Office of Matthew B. Kutac
Julie Houston – Orrick, Herrington & Sutcliffe LLP
Chris Lane – SAMCO Capital Markets

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2025-R49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, ACKNOWLEDGING RECEIPT AND REVIEW OF HAYS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 BOND APPLICATION REPORT NO. 5; MAKING FINDINGS; PROVIDING COMMENTS AND RECOMMENDATIONS PURSUANT TO THE CREATION AND OPERATION AGREEMENT (AS AMENDED); STATING THE CITY'S NO-OBJECTION SUBJECT TO CONDITIONS; AUTHORIZING TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE.

- WHEREAS,** Hays County Municipal Utility District No. 4 (the "District") has submitted Bond Application Report No. 5 ("BAR No. 5") to the Texas Commission on Environmental Quality ("TCEQ") and provided a copy to the City of Dripping Springs, Texas (the "City") for review, comments, and recommendations; and
- WHEREAS** the City and the District are parties to that certain Agreement Concerning the Creation and Operation of Hays County Municipal Utility District No. 4 and Lands Within the District (the "Creation and Operation Agreement"), as amended, which contemplates that the District will furnish any bond application filed with TCEQ to the City for review and that the City may provide comments, recommendations, and an approval or statement of no objection for consideration by TCEQ; and
- WHEREAS** City staff have reviewed BAR No. 5, including the purposes and scope of the projects and facilities to be financed or reimbursed, the consistency of such projects with the District's authorized facilities and the Creation and Operation Agreement (as amended), the reasonableness of project costs and professional fees, and the proposed financing approach and anticipated tax rate implications; and
- WHEREAS** City staff have reviewed BAR No. 5 to the extent deemed appropriate and in the City's discretion, and the City Council desires to provide its response and direction in accordance with the Creation and Operation Agreement;
- WHEREAS,** based on that review, the City Council makes the following findings:
- (a) The District timely furnished BAR No. 5 and supporting materials to the City for review as contemplated by Section 3 of the Creation and Operation Agreement.
 - (b) The projects and facilities identified in BAR No. 5 appear to be within the categories of facilities authorized for District financing and are reasonably necessary to serve development within the District.

- (c) The proposed use of bond proceeds, as described in BAR No. 5, appears limited to eligible and TCEQ-permissible purposes, subject to TCEQ's final approval and any conditions imposed by TCEQ.
- (d) The financing plan presented in BAR No. 5 appears consistent with customary Texas MUD market practices; based on the information provided, the anticipated tax rate impact and debt burden appear supportable when considered with the District's current and projected assessed valuation, subject to market conditions at the time of sale.
- (e) Nothing in the record before the City indicates a material inconsistency with the Creation and Operation Agreement or applicable law; and no material adverse impact to the City or overlapping jurisdictions has been identified from the proposed issuance as described in BAR No. 5.
- (f) Consistent with Section 3 of the Creation and Operation Agreement, the City's comments and recommendations should be considered by the District and incorporated into the bond sale documentation to the extent practicable and not materially adverse to the marketability of the bonds; and

WHEREAS the City Council desires to provide comments and recommendations and to state the City's no-objection to the bonds described in BAR No. 5, subject to the conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. **Finding of Fact:** The recitals and findings set forth above are hereby adopted as the findings of the City Council and incorporated herein by reference.
2. **Acknowledgement of Receipt and Review:** The City acknowledges receipt of BAR No. 5 from the District and that City staff have reviewed the materials to the extent deemed appropriate by the City.
3. **Statement of No Objection; Conditions:** Subject to the conditions below, the City states that it has no objection to the District's proposed issuance and sale of its bonds as described in BAR No. 5, in an aggregate principal amount not to exceed \$7,440,000, for the purposes described in BAR No. 5 and permitted by applicable law and the Creation and Operation Agreement. The City's no-objection is expressly conditioned upon:
 - (a) TCEQ approval of BAR No. 5 and the bonds in accordance with applicable law and TCEQ rules and guidance;
 - (b) The District's compliance with the Creation and Operation Agreement and any other applicable agreements with the City;

- (c) Use of bond proceeds solely for eligible purposes as described in BAR No. 5 and as approved by TCEQ; and
 - (d) Good-faith consideration by the District of the City's comments and recommendations herein, and incorporation of such comments to the extent practicable and not materially adverse to the marketability of the bonds.
4. **Reservations; No Waiver; No Reliance:** The City reserves all rights under the Creation and Operation Agreement and applicable law, including the right to review and comment on future bond applications and to enforce the District's obligations. Nothing in this Resolution shall be construed as: (i) a waiver of any City rights or remedies; (ii) an approval of any particular development plan, schedule, or reimbursement item; (iii) a representation concerning the marketability of the bonds; or (iv) a commitment by the City regarding any future bond application.
 5. **Authorization:** The City Council authorizes the City Administrator and City Attorney to: transmit this Resolution and any related correspondence to the District, its consultants, and TCEQ; (ii) provide clarifying comments consistent with this Resolution; and (iii) make non-substantive corrections to this Resolution to effectuate the City Council's intent.
 6. **Effective Date:** The resolution shall be effective from and after its approval and passage.
 7. **Meeting:** The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this, the 16th day of December 2025 by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas:

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Aniz Alani, City Attorney

Council Meeting Date: December 16, 2025

Agenda Item Wording: Approval of a Resolution of the City of Dripping Springs Amending the Artificial Intelligence (AI) Policy to Restrict Use of Certain Agentic AI Tools Susceptible To Cybersecurity Vulnerabilities.

Agenda Item Requestor: IT Director

Summary/Background: On December 2, 2025, the City Council adopted a comprehensive AI Policy to guide the responsible and secure use of AI technologies by City officials, employees, contractors, and vendors. The policy establishes clear rules for permitted and prohibited uses of AI, including a process for approving new tools and a list of banned platforms.

Following adoption, the IT Director identified emerging security concerns related to AI assistants that can access, summarize, or interact with City email accounts, as well as AI-powered browsers and browser features that leverage AI to automate or summarize web sessions. These tools present unique risks, including prompt injection attacks, hidden phishing, and unauthorized access to sensitive information, which are not fully addressed by the current policy language.

The IT Director recommends amending the AI Policy to explicitly prohibit:

- (a) The use of AI assistants or features that automatically summarize, read, or interact with City email accounts or email content, including but not limited to Gemini, Copilot, or similar tools, unless specifically approved by the IT Director.
- (b) The use of AI-powered browsers or browser features (such as Atlas from ChatGPT, or AI browsing modes in Edge, Chrome, etc.), unless specifically approved by the IT Director. This includes any browser or extension that leverages AI to interact with, summarize, or automate tasks within web sessions.

These amendments are intended to address current and anticipated security threats, and to provide clear, enforceable guidance to staff regarding prohibited uses. The changes will be incorporated into Section 6 (Prohibited Uses), Section 11 (Exceptions), and Appendix B (Prohibited AI Platforms) of the AI Policy. The amendment will not affect the process for requesting

exceptions, which will continue to require written approval from the IT Director or City Administrator.

The amended policy and draft resolution also clarifies that the IT Director may add or remove specific tools from Appendix B via administrative update.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Adoption of a resolution amending the City's Artificial Intelligence (AI) Policy to restrict use of certain agentic AI tools susceptible to Cybersecurity vulnerabilities as described in the meeting materials.

Attachments:

Resolution 2025-R50, including Exhibit A: Amendments to the City Artificial Intelligence (AI) Policy

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2025-R50

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS
AMENDING THE ARTIFICIAL INTELLIGENCE (AI) POLICY TO RESTRICT
USE OF CERTAIN AGENTIC AI TOOLS SUSCEPTIBLE TO
CYBERSECURITY VULNERABILITIES.

WHEREAS, the 89th Texas Legislature (2025) has enacted laws regulating the use of Artificial Intelligence by state agencies and political subdivisions in Texas; and

WHEREAS, the City Council approved an Artificial Intelligence (AI) Policy on December 2, 2025 to guide responsible and secure use of AI technologies by City officials, employees, contractors, and vendors; and

WHEREAS, the City's IT Director has recommended amendments to the AI Policy to expressly prohibit the use of AI assistants that access or summarize City email and AI-powered browsers or similar features unless specifically approved by the IT Director; and

WHEREAS, the City Council finds it necessary and appropriate to amend the AI Policy to maintain the security and integrity of City information systems;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

- 1. Finding of Fact:** The above and foregoing recitals are hereby found to be true and correct and are incorporated as finding of fact.
- 2. Amendment:** The City Council hereby amends the "Artificial Intelligence (AI) Policy" in the form presented to the City Council on this date and attached hereto as Exhibit "A".
- 3. Authorization:** The IT Director is authorized to:
 - (a) implement and enforce the amended policy;
 - (b) update and maintain appendices to the policy, including lists of approved and prohibited AI tools;
 - (c) issue administrative guidance and training consistent with the amended policy; and
 - (d) evaluate and approve or deny requests for exceptions in accordance with the policy.
- 4. Effective Date:** The resolution shall be effective from and after its approval and passage.
- 5. Meeting:** The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this, the 2nd day of December 2025 by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas:

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



ARTIFICIAL INTELLIGENCE (AI) POLICY

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Policy Summary

The City of Dripping Springs' Artificial Intelligence (AI) Policy follows a model created by the GovAI Coalition, a group of cities working together to solve challenges related to using AI in government. The policy also incorporates rules from Texas state law, including those recently enacted by the 89th Texas Legislature (2025) pursuant to [H.B. 149](#), [S.B. 1964](#), [H.B. 3512](#), and [H.B. 2818](#).

1. What is the AI Policy & Why It Matters

1.1. What is AI?

- AI (Artificial Intelligence) is when a machine or computer can make decisions, give advice, or help with tasks like writing, predicting, or sorting information.

1.2. Main Goals of the Policy

- (a) Help employees understand how to safely use AI
- (b) Set rules for how AI tools are chosen, used, or avoided
- (c) Ensure employees remain in control of important decisions
- (d) Stop dangerous or unfair AI use
- (e) Protect people's private information

1.3. Who Follows the Policy?

- (a) City employees (full-time, part-time, volunteers, interns)
- (b) Anyone who uses, manages, or buys AI tools for the City

2. Rules for Using AI

2.1. Good AI vs. Risky AI

- (a) Regular AI helps with non-critical tasks.

- (b) Heightened-Scrutiny AI makes significant decisions (like approving housing or benefits), these need extra care, review, and approval.

2.2. Who's in Charge?

- (a) City Council and City Administrator: Top oversight
- (b) IT Director: Manages AI tools, checks safety, gives approvals, provides training
- (c) City Attorney: Checks laws and helps with contracts
- (d) Communications Director: Makes sure the public and staff know how to report AI problems
- (e) All Employees & Officials: Must take AI training every year

2.3. What AI is Allowed?

- (a) *Allowed AI Tools (Appendix A), These are okay if used prudently:*
 - (i) ChatGPT: Writing, brainstorming, coding help
 - (ii) CoPilot: Helps with emails, tasks, meetings
 - (iii) Grok: Social media, trends, coding
 - (iv) Gemini – Google apps, document help, research
 - (v) Claude.ai: Writing, research, large tasks

3. What's Not Allowed & Final Rules

3.1. Banned AI Uses

- (b) *The City will NOT allow:*
 - (i) AI tools that have not been approved
 - (ii) AI that ranks people (like a “social score”) and impacts their access to services
 - (iii) AI that makes significant decisions without human intervention
 - (iv) AI that deceives people or causes harm
 - (v) AI that uses personal private information or confidential City information outside of the City's secured computer systems (e.g., cloud-based AI).
 - (vi) AI assistants or features that automatically summarize, read, or interact with City email accounts or email content

~~(v)~~(vii) AI-powered browsers or browser features (such as Atlas from ChatGPT, or AI browsing modes in Edge, Chrome, etc.). This includes any browser or extension that uses AI to interact with, summarize, or automate tasks within web sessions.

(c) *AI for the Public*

- If AI is used on City websites or in services to significantly influence a consequential decision, the public must be notified on the City's website.

(d) *Public Records*

- All records, including ones created using AI, must be maintained properly.

(e) *Violations*

- (i) Violations of these rules may result in disciplinary action, up to and including termination of employment.
- (ii) Outside vendors can also be fined or banned if they break the rules.

(f) *Emergencies & Exceptions*

- (i) In emergencies, employees can use new AI tools, but only if they get approval from the IT Director and the City Administrator.



Artificial Intelligence (AI) Policy

1. Purpose

- 1.1. This policy explains how the City of Dripping Springs will use Artificial Intelligence (AI) tools in a safe and responsible way. It sets up rules and guidance to help city staff use AI to improve services while protecting people from harm.
- 1.2. The main goals are to:
 - (a) Give clear instructions to staff who buy, set up, use, or manage AI tools.
 - (b) Make sure AI tools follow important values like safety, fairness, and transparency.
 - (c) Clarify who is responsible for what when it comes to using AI.
 - (d) Create a process to check for risks and benefits of using AI.
 - (e) List what kinds of AI use are not allowed.
 - (f) Make sure AI is only used for real City business and follows all laws and policies.

2. Terms & Definitions

- 2.1. **Artificial Intelligence** or **AI**: A machine-based system that can, for a given set of human-defined objectives, make predictions, recommendations, or decisions influencing real or virtual environments.¹ AI systems can make predictions, give advice, or make decisions based on goals set by people. It uses data to understand situations and suggest actions.
- 2.2. **Algorithm**: A set of instructions a computer follows to turn input (like data) into output (like answers or actions).

¹ Definition from [15 U.S.C. 9401\(3\)](#).

- 2.3. **AI system:** Has the same meaning as defined under Section 2054.003(1-a) of the Texas Government Code, as amended. (i.e., “A machine-based system that for explicit or implicit objectives infers from provided information a method to generate outputs, such as predictions, content, recommendations, or decisions, to influence a physical or virtual environment with varying levels of autonomy and adaptiveness after deployment.”)
- 2.4. **Cognitive behavioral manipulation:** AI-driven tools or algorithms designed to influence or alter an individual’s decision-making process or belief system. These systems use psychological, behavioral, or emotional data to create targeted strategies that can manipulate thoughts, feelings, or actions, particularly focusing on vulnerable groups or individuals.
- 2.5. **Consequential decision:** Has the same meaning as defined under Section 2054.003(2-b) of the Texas Government Code, as amended. (i.e., “means a decision that has a material legal or similarly significant effect on the provision, denial, or conditions of a person’s access to a government service.”)
- 2.6. **Controlling factor:** Has the same meaning as defined under Section 2054.003(2-c) of the Texas Government Code, as amended. (i.e., “means a factor that is: (A) the principal basis for making a consequential decision; or (B) capable of altering the outcome of a consequential decision.”). If AI is the main reason for a decision, it’s considered a controlling factor.
- 2.7. **DIR:** The Texas Department of Information Resources.
- 2.8. **DIR Artificial Intelligence System Code of Ethics:** A set of rules from DIR that guides how government agencies should use AI responsibly, s developed by DIR pursuant to Section 2054.702 of the Government Code, as amended.
- 2.9. **DIR Minimum Standards for Heightened-Scrutiny AI Systems:** Extra rules for AI systems that make important decisions on their own. These rules help manage risks and ensure safety, developed by DIR pursuant to Section 2054.703 of the Government Code, as amended.
- 2.10. **Heightened-scrutiny AI system:** An AI system that makes big decisions without human help. These systems need extra review and approval. It is defined under Section 2054.003(6-a) of the Texas Government Code as “ an artificial intelligence system specifically intended to autonomously make, or be a controlling factor in making, a consequential decision. The term does not include an artificial intelligence system intended to:
- (a) perform a narrow procedural task;
 - (b) improve the result of a previously completed human activity;
 - (c) perform a preparatory task to an assessment relevant to a consequential decision; or

- (d) detect decision-making patterns or deviations from previous decision-making patterns.”)

2.11. **NIST:** National Institute of Standards and Technology.

2.12. **Personally Identifiable Information** or **PII:** Any information that can identify a person, like their name plus:

- (e) Social Security number
- (f) Driver’s license or ID
- (g) Passport number
- (h) Credit card info
- (i) Phone number
- (j) Birthdate
- (k) Medical records
- (l) Biometric data (like fingerprints)
- (m) Home address or email
- (n) IP address
- (o) And more

2.13. **Principal basis:** When a decision is made mostly because of what the AI says, without a person reviewing or questioning it. It is defined under section 2054.003(11) of the Texas Government Code, as “the use of an output produced by a heightened scrutiny artificial intelligence system to make a decision without: (A) human review, oversight, involvement, or intervention; or (B) meaningful consideration by a human.”

3. Scope

This policy applies to:

- (a) All AI systems that the City of Dripping Springs uses, buys, builds, or manages.
- (b) Anyone working for the City—including full-time and part-time staff, interns, and volunteers—who uses or manages AI systems or data.
- (c) Any AI system used to provide services for the City, even if it's operated by someone outside the City.

4. Guiding Principles for Responsible AI Systems

- 4.1. The City adopts and will maintain conformance with the DIR Artificial Intelligence System Code of Ethics developed under Section 2054.702 of the Texas Government Code and DIR Minimum Standards for Heightened-Scrutiny AI Systems, which align to [NIST Artificial Intelligence Risk Management Framework \(AI RMF 1.0\)](#)
- 4.2. **Human-Centered Design:** AI should be built and used in ways that focus on people's needs and impacts.
- 4.3. **Security & Safety:** AI systems must be protected from misuse. They should be reliable and not put people, the community, or the environment at risk.
- 4.4. **Privacy:** AI must protect personal and sensitive information. This includes things like names, addresses, medical records, and other private data. Privacy is preserved in all AI systems by safeguarding personally identifiable information (PII) and sensitive data from unauthorized access, disclosure, and manipulation as defined in this policy. City information that must be kept private can include both PII and sensitive data as well as information that would be released if requested under the Public Information Act.
- 4.5. **Transparency:** The City will clearly explain how and why AI is used—unless the law says otherwise. People should be able to understand what the AI does and how it works.
- 4.6. **Accountability:** People, not machines, are responsible for how AI is used. There must be clear roles and oversight to make sure rules are followed.
- 4.7. **Effectiveness:** AI systems are reliable, meet their objectives, and deliver precise and dependable outcomes for the utility and contexts in which they are used.
- 4.8. **Workforce Empowerment:** City staff will be trained and supported to use AI tools in their jobs.

5. AI Governance Framework: Management, Oversight, and Accountability.

This section explains who is responsible for making sure AI is used properly in the City of Dripping Springs.

- 5.1. **City Council & City Administrator:** They oversee how AI is used and make final decisions.
- 5.2. **IT Director:**
 - (a) Manages all City technology and AI tools.
 - (b) Reviews and approves AI systems, especially those that make important decisions, pursuant to Section 2054.0965(c) of the Texas Government Code.

- (c) Keeps a list of approved and banned AI tools.
- (d) Makes sure AI use follows City policies and laws.
- (e) Handles cybersecurity and digital privacy.
- (f) Updates security rules and checks for compliance.
- (g) Coordinates with other departments and updates policies when needed.
- (h) Coordinates with the Human Resources Director to notify City staff when this policy changes.
- (i) Coordinates with the People and Communications Director to ensure public-facing AI tools include proper notices.

5.3. City Attorney's Office:

- (a) Adds rules to contracts to make sure vendors follow safety standards.
- (b) Advises the City on legal risks related to AI.

5.4. Department Heads:

- (a) Identify which employees use computers for at least 25% of their job.
- (b) Make sure those employees complete yearly AI and cybersecurity training.

5.5. City Administrator

- (a) Identifies officials who need AI training.
- (b) Can inspect how AI is used and stop or change its use if needed.

5.6. People & Communications Director

- (a) Makes sure the City's website includes a link to report AI-related complaints.
- (b) Verifies that public-facing AI tools have proper notices.

6. Prohibited Uses

- 6.1. Some uses of AI are not allowed because they can be harmful, unfair, or unsafe. If you think an AI system has caused harm, report it right away to your supervisor and the IT Director, and file a written report.

6.2. The City does NOT allow:

- (a) Using any AI tool that hasn't been approved by the IT Director. (See Appendix A).
- (b) Using any AI tool listed as banned in Appendix B.
- (c) AI that gives people a score or ranking that affects their access to services or opportunities.
- (d) AI that makes important decisions without a person reviewing or approving it.
- (e) AI that tracks or judges people based on behavior, income, or personal traits (social scoring).
- (f) AI that uses photos or videos from the internet to identify people without their permission.
- (g) AI that encourages self-harm, violence, or illegal activity.
- (h) Putting personal or private City information into AI tools that are not part of the City's secure systems (like cloud-based AI).
- (i) Sharing confidential City information with AI tools that are not approved or secure.
- (j) Using AI tools to share City information that hasn't been made public or has been restricted by City leadership.
- (k) AI assistants or features that automatically summarize, read, or interact with City email accounts or email content
- (l) AI-powered browsers or browser features (such as Atlas from ChatGPT, or AI browsing modes in Edge, Chrome, etc.). This includes any browser or extension that uses AI to interact with, summarize, or automate tasks within web sessions.

7. Public-Facing AI

- 7.1. If the City uses AI tools that interact directly with the public, such as on websites, kiosks, or forms, it must clearly tell people that AI is being used.
- 7.2. A clear and easy-to-understand notice must be shown to users before or during their first interaction with the AI.

- 7.3. The notice must follow rules set by the Texas Department of Information Resources (DIR).

8. Public Records

The City of Dripping Springs must follow the Texas Public Information Act. This means:

- (a) All records, including those created using AI, must be saved and managed properly.
- (b) City employees must follow current rules for keeping and sharing records.
- (c) If you have questions about public records, ask the City Secretary or the City Attorney's Office.

9. Training

Every year, certain City staff and officials must complete certified AI training by a deadline set by state law.² This includes:

- (a) Anyone who uses a computer for at least 25% of their job.
- (b) Any other employee or volunteer the City Administrator requires to take the training.

10. Violations of the AI Policy

- 10.1. Breaking any part of this AI Policy can lead to serious consequences.
- 10.2. Violations by City employees may result in disciplinary action, including possible termination.
- 10.3. Violations by outside vendors or contractors may be considered a breach of contract. They may face fines, legal actions, or be banned from working with the City.
- 10.4. If laws are broken, the issue may be reported to law enforcement or other government agencies.

11. Exceptions

- 11.1. If you need to use an AI tool in a way that's not allowed, you must get written approval from the IT Director or City Administrator. If you don't have formal approval, it will be treated as a security issue.

² Tex. Gov't. Code, § 2054.5191.

- 11.2. In urgent situations, staff may use new AI tools, but only after getting documented approval from the IT Director. Each emergency use must be reviewed and approved before the tool is used.

12. Preemption and Construction

- 12.1. This policy should be interpreted in line with Texas state laws, especially the Texas Government Code and the Texas Business and Commerce Code.
- 12.2. If there's ever a conflict between this policy and state law, the state law will take priority.

Appendix A:

Permitted AI Platforms

The following is a list of AI platforms that have been approved for use by the City of Dripping Springs. Use of any unlisted AI tool requires prior IT approval and a completed risk assessment.

If a platform is not on this list that an employee would like to use, the employee must complete an AI Approval Request Form (see [Appendix C](#)) and submit it to the IT Director for review. Please keep in mind that some AI platforms have multiple names or subsidiaries. When in doubt whether a platform or program has been approved, please contact the IT Director:

AI Platform	Creator/Owner	Description
Chat GPT	OpenAI	Helps with questions, writing, brainstorming, programming, and productivity
CoPilot	Microsoft	Productivity assistance, data analysis, email management, meeting summaries, task automation
Grok	xAI	Primarily used for summarizing live trends, crafting social media content, coding help, and multimodal interaction
Gemini	Google	Enhances search and productivity across Google apps and services; Assists w/ code writing and research automation; supports conversational voice and visual interaction for everyday tasks; provides document- synthesis tools; integrates into workflows
Claude.ai	Anthropic	Facilitates writing, summarization, and research; assists w/ code generation and debugging; performs deep reasoning and handles large-context tasks; operates with a constitutional AI architecture to ensure safety, transparency, and ethical responses

Appendix B:

Prohibited AI Platforms

The following platforms, tools, and features are explicitly prohibited absent written approval from the IT Director. Use of any unlisted AI tool requires prior IT approval and a completed risk assessment. This prohibition includes, but is not limited to:

AI assistants that access, read, summarize, or otherwise interact with City email accounts or email content (e.g., Gemini for Gmail, Copilot email summarization, or similar features).

AI-powered browsers, browser modes, or extensions that use AI to interact with, summarize, or automate web sessions (e.g., Atlas from ChatGPT, AI modes in Edge/Chrome, or similar). ~~The following is a list of AI platforms that is explicitly prohibited. Use of any unlisted AI tool requires prior IT approval and a completed risk assessment. Please keep in mind that some AI platforms have multiple names or subsidiaries. When in doubt whether a platform or program has been approved, please contact the IT Director.~~

If a platform appears on this list and usage is desired please reach out to the IT department.

[Note: The IT Director may add or remove specific tools from Appendix B via administrative update.]

AI Platform	Creator/Owner
Deepseek	Hangzhou DeepSeek Artificial Intelligence Basic Technology Research Co.

Appendix C:

AI Approval Request Form

Submit this form to the IT Director before purchasing, configuring, using, or materially changing any AI system used for City business.

A. Request Summary

1. **Requester name & title:** Click or tap here to enter text.
2. **Department:** Click or tap here to enter text.
3. **Date:** Click or tap to enter a date.
4. **Type of request (check all that apply):**
 - ☐ New AI tool
 - ☐ Renewal/extension
 - ☐ Material change (new data, new feature, new use)
 - ☐ Pilot/trial
 - ☐ Emergency/exception (complete Section I)
5. **Brief description of the AI use case (2–3 sentences):**
Click or tap here to enter text.
6. **Intended go-live date:** Click or tap to enter a date.

B. AI System Details

1. **AI platform/product name:** Click or tap here to enter text.
2. **Vendor/Creator (legal entity):** Click or tap here to enter text.
3. **Product URL:** Click or tap here to enter text.
4. **Version/plan:** Click or tap here to enter text.

5. Deployment model:

- ☐ SaaS (cloud)
- ☐ On-premises
- ☐ Hybrid

6. Is this platform listed in Appendix A (Permitted AI Platforms)?

- ☐ Yes ☐ No

7. Is this platform listed in Appendix B (Prohibited AI Platforms)?

- ☐ Yes → Stop. Do not proceed. ☐ No

8. Will the system be public-facing (e.g., website, kiosk, form/chat for residents)?

- ☐ Yes (complete Section F re: standardized notices) ☐ No

9. Will the system autonomously make, or be a controlling factor in making, a consequential decision?

- ☐ Yes (This is a Heightened Scrutiny AI. Complete Section E in full) ☐ No

10. Primary purpose/benefits (select all):

- | | |
|--|---|
| <input type="checkbox"/> Drafting/summarization | <input type="checkbox"/> Forecasting/scoring |
| <input type="checkbox"/> Classification/routing | <input type="checkbox"/> Image/audio/video processing |
| <input type="checkbox"/> Search/retrieval | <input type="checkbox"/> Code assistance/automation |
| <input type="checkbox"/> Other: Click or tap here to enter text. | |

11. City business functions supported: Click or tap here to enter text.**12. Expected frequency/volume of use: Click or tap here to enter text.**

C. Data & Privacy

1. Data categories involved (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Public records / general administrative data | <input type="checkbox"/> Health/medical |
| <input type="checkbox"/> Personal Identifiable Information (PII) | <input type="checkbox"/> Biometric |
| <input type="checkbox"/> Confidential City information (non-public) | <input type="checkbox"/> Location data / identifiers (e.g., plates, IPs) |
| <input type="checkbox"/> Financial/PCI | <input type="checkbox"/> Images/audio/video |
| <input type="checkbox"/> Personnel data | <input type="checkbox"/> Other sensitive data:
Click or tap here to enter text. |

PII list per policy includes (non-exhaustive): SSN, DL/ID, passport, credit/debit details, account numbers, DOB, mother's maiden name, PINs/passwords, tax status, biometrics, signatures, personal contact details, medical data, vehicle identifiers, insurance policy numbers, IP addresses, etc.

2. Will any PII or confidential City information be entered into a cloud-hosted AI outside City-secured systems?

- | | |
|--|---|
| <input type="checkbox"/> No (required) | <input type="checkbox"/> Yes → <u>Prohibited by policy.</u>
<u>Do not proceed.</u> |
|--|---|

3. Data sources (systems/files) the AI will access:

(a) Data flow summary:

- (i) *Inputs provided to AI:* Click or tap here to enter text.
- (ii) *Outputs produced by AI:* Click or tap here to enter text.
- (iii) *Where outputs are stored (system/location):* Click or tap here to enter text.
- (iv) *Retention period & records classification:* Click or tap here to enter text.

(b) Access controls:

- (i) *Who can use the tool:* Click or tap here to enter text.
- (ii) *Who can see inputs/outputs:* Click or tap here to enter text.

- (iii) *Authentication/SSO:* *Click or tap here to enter text.*
- (c) Public Information Act compliance plan:
- (i) *How related records (prompts, outputs, configurations, logs) will be retained and produced upon request: Click or tap here to enter text.*

D. Effectiveness, Safety & Security

1. **Human oversight (“human-in-the-loop”) – Describe how staff will review/validate AI outputs.**
Click or tap here to enter text.
2. **Testing & evaluation – Describe how accuracy, bias, and error rates will be measured before and after use; include acceptance criteria.**
Click or tap here to enter text.
3. **Security – Describe protections (e.g., encryption at rest/in transit, admin controls, logging, audit trails, vendor SOC 2/ISO 27001).**
Click or tap here to enter text.
4. **Confirmed Incident reporting – You will report suspected harm, misuse, or policy violations to your supervisor and the IT Director immediately, with a written incident report. ☐**
5. **Confirmed Training – Identify who must complete annual AI training (employees/officials using a computer $\geq 25\%$ of duties) and confirm training is/will be completed. ☐**
Click or tap here to enter text.

E. Heightened-Scrutiny AI (complete if “Yes” in Section B)

1. **Consequential decision(s) impacted:** *Click or tap here to enter text.*
2. **Is the AI a controlling factor?**
☐ Yes ☐ No
3. **Safeguards for meaningful human review (not rubber-stamping):**
Click or tap here to enter text.
4. **Notice plan – Link/location of standardized notice on apps/websites/public systems:**
Click or tap here to enter text.

5. Risk management alignment:

- (a) DIR AI System Code of Ethics: ☐ Aligns
- (b) DIR Minimum Standards for Heightened-Scrutiny AI: ☐ Aligns
- (c) NIST AI RMF (Map, Measure, Manage, Govern): ☐ Addressed
- 6. Appeal/contest process for affected individuals:**
Click or tap here to enter text.

F. Public-Facing AI (if applicable)

- 1. Plain-language disclosure – Provide the exact text that will be shown to users before/at first interaction and where it will appear.**
Click or tap here to enter text.
- 2. Standardized notice – Provide link showing the required notice on all relevant systems.**
Click or tap here to enter text.
- 3. Accessibility & language access – Describe how notices/interactions meet accessibility and language needs.**
Click or tap here to enter text.

G. Alternatives & Justification

- 1. Alternatives considered (including non-AI options) and why they were not selected:**
Click or tap here to enter text.
- 2. Expected benefits vs. risks/costs (staff time, accuracy, public trust, security):**
Click or tap here to enter text.
- 3. Success metrics/KPIs:** Click or tap here to enter text.

H. Procurement & Contracting (attach draft agreement, SOW, or terms)

- 1. Contract includes vendor obligations to implement a risk-management framework consistent with DIR Minimum Standards for Heightened-Scrutiny AI (Gov't Code §2054.703(b)(4)(B)).** ☐
- 2. Data processing & confidentiality terms (no training on City data without explicit consent; data residency; deletion/export on termination).** ☐

3. Security & compliance (SOC 2/ISO 27001; breach notification; audit rights). ☐
4. Records retention & e-discovery cooperation. ☐
5. Price/term & termination for convenience. ☐
6. Prohibition on social scoring, fully automated consequential decisions, biometric scraping, or other prohibited uses. ☐
7. If subscription/SaaS:
 - (a) Tenant isolation details: [Click or tap here to enter text.](#)
 - (b) Opt-out of model training on prompts/outputs: ☐

I. Emergency/Exception Request

(complete only if claiming emergency or seeking exception)

1. Emergency circumstance & public interest rationale:
[Click or tap here to enter text.](#)
2. Duration of temporary use: [Click or tap here to enter text.](#)
3. Safeguards to mitigate risk during emergency use:
[Click or tap here to enter text.](#)

J. Inventory & Compliance (for IT Director to complete)

1. AI system category (regular / heightened-scrutiny):
[Click or tap here to enter text.](#)
2. Controlling factor in consequential decision? ☐ Yes ☐ No
3. Datasets used: [Click or tap here to enter text.](#)
4. Vendor & contact: [Click or tap here to enter text.](#)
5. Purpose/department: [Click or tap here to enter text.](#)
6. Assessment date(s): [Click or tap to enter a date.](#)
7. Standardized-notice URL/location: [Click or tap here to enter text.](#)
8. System owner (department lead): [Click or tap here to enter text.](#)

9. **Review due date (annual):** Click or tap to enter a date.

K. Approvals

1. Department Head

Name/Title: _____

Signature/Date: _____ / _____

2. IT Director ☐ Approved ☐ Denied

Notes/conditions:

Signature/Date: _____ / _____

3. City Attorney (Legal review complete ☐ Yes)

Name/Title: _____

Signature/Date: _____ / _____

4. People & Communications Director (for public-facing AI) – Disclosure/notice verified ☐ Yes

Name/Title: _____

Signature/Date: _____ / _____

5. City Administrator ☐ Approved ☐ Denied

Conditions: Click or tap here to enter text.

Signature/Date: _____ / _____

L. Attachments Checklist

- ☐ Product description/one-pager
- ☐ Security/Privacy documentation (SOC 2/ISO 27001, DPAs)
- ☐ Data flow diagram
- ☐ Testing/validation plan & results
- ☐ Notice text/screenshots (if public-facing or controlling factor)
- ☐ Draft contract/SOW/terms

- ☐ Training plan/roster
- ☐ Records retention plan
- ☐ Any additional assessments (bias, accessibility, impact)

M. Policy Reminders (for requesters)

- Do not input PII or confidential City information into cloud AI outside City-secured systems.
- Prohibited uses include social scoring; fully automated consequential decisions without meaningful human oversight; biometric ID using scraped/public images; and AI aimed at self-harm/violence.
- Public-facing or controlling-factor systems must include standardized notices; affected individuals must have a way to appeal.
- Annual AI training is required for applicable staff and officials.
- All AI-related records (prompts, outputs, configs, logs) are subject to retention and disclosure under the Texas Public Information Act.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Council Meeting Date: December 16, 2025

Agenda Item Wording: **Consider approval of the reappointment of Jessy Milner and Miles Mathews to the TIRZ No. 1 & No. 2 Board for two (2) year terms ending December 31, 2027.**

Agenda Item Requestor: Michelle Fischer, City Administrator

Summary/Background: **Member Responsibilities - Section 2.04.224**

The TIRZ board shall act as an advisory board to the city council in the operation and administration of the TIRZ; all action by the board is subject to city council approval. The authority and responsibility of the board expressly includes:

- (1) Make recommendations to the city council regarding the administration of this division.
- (2) Make recommendations to the city council regarding agreements that are necessary or convenient to implement the project plan and reinvestment zone financing plan.
- (3) Make recommendations to the city council regarding agreements with local governments or political subdivisions for management of the zone or implementing the project plan and reinvestment zone financing plan.
- (4) Make recommendations to the city council regarding the expenditure of TIRZ funds related to development and redevelopment of land within the zone, in conformance with the following process.
- (5) Acting as the lead entity in working with other boards and commissions regarding incentives, regulations, infrastructure and all other physical and economic development decisions related to the TIRZ district.
- (6) Providing a progress report to the city council annually, or as requested by the city council.

Member Selection – Section 2.04.223

- (a) Beginning January 1, 2021, members shall initially serve staggering terms with even numbered places serving a two-year term and odd numbered places serving a one-year term, after which all places shall serve a two-year term. For members appointed by city council, when

appointed for each term, the city council will determine which member will be in each place. For members appointed by the county, the county will determine which member is in each place.

- (b) Vacancies on the board may be filled by appointment of the city council for the unexpired term.

Current Membership

Member	Place	Term
Ryan Thomas, Chair	Place 1	12/31/26
Jessy Milner	Place 2	12/31/25
Taline Manassian, Vice Chair	Place 3	12/31/26
Miles Mathews	Place 4	12/31/25
Missy Atwood	Place 5	12/31/26
Susan Kimball	Place 6	12/31/25
Walt Smith	Place 7	12/31/26

Vacancies and Applicants

Places 2 & 4 – Board Members Miles Mathews and Jessy Milner are seeking reappointment by City Council.

Place 6 – Board Member Susan Kimball will be requesting reappointment by the Hays County Commissioner’s Court.

**Board
Recommendations:**

TIRZ Board No. 1 & No. 2 recommends approving the reappointment of Jessy Milner and Miles Mathews.

**Recommended
Council Actions:**

Staff recommends approval.

Attachments:

1. Resolution

Next Steps/Schedule:

1. Update website and roster.

CITY OF DRIPPING SPRINGS

RESOLUTION No. 202-R

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS,
REAPPOINTING MEMBERS TO PLACE 2 AND PLACE 4 OF THE CITY OF
DRIPPING SPRINGS TAX INCREMENT REINVESTMENT ZONE NO. 1 AND
TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS.

WHEREAS, the City Council of the City of Dripping Springs, Texas (the “City”), desires to promote the development of a certain geographic area within its jurisdiction by the creation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”), as amended; and

WHEREAS, Section 311.009 of the Act requires the City Council to appoint between 5 and 15 members to the Board of Directors; and

WHEREAS, the City created the Tax Increment Reinvestment Zones on November 29, 2016 by ordinance and set the number of board members at seven; and

WHEREAS, the terms for Place 2 and Place 4 of the TIRZ Board have expired; and

WHEREAS, it is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The City Council hereby appoints:

Place 2: Jessy Milner for a 2 year term.

Place 4: Miles Mathews for a 2 year term.

to the Board of Directors of the Tax Increment Reinvestment Zone 1 and 2 Boards of Directors.

Section 3. This Resolution shall take effect immediately from and after its passage in accordance with law and it is accordingly so resolved.

Section 4. This Resolution does not require the City Council to take future action or to adopt the final project plan and financing plan.

PASSED AND APPROVED this, the ____ day of December 2025, by a vote of ____ (ayes) to ____ (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas:

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:


Diana Boone, City Secretary



DRIPPING SPRINGS
Texas

Item 7.

To: Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

From: Shawn Cox, Deputy City Administrator 

Date: December 16, 2025

RE: October 2025 City Treasurer's Report

General Fund:

The General Fund received **\$1,088,120.79** in revenues for October.

General Fund revenues are in line with the adopted budget. Line items of note include:

- 100-000-40001: Sales Tax Revenue – \$374,024.82 was received in October, of which \$282,630.84 is considered City Revenues and is not allocated to either the Utility Fund or through agreements. This is a 1.04% increase from October 2024 collections.
- 100-000-46014: Transportation Improvements Reimbursements – The City received \$190,623.58 in reimbursements. This reimbursement was for the Mercer Street Sidewalk Project.
- 100-200-43030: Subdivision Fees – In October, \$82,000.00 was received in Subdivision Fees.
- 100-201-43031: Building Code Fees – The City received \$133,279.70 in Building Code Fees in October.

General Fund expenditures are in line with the adopted budget. Line items of note include:

- TML Insurance Payments: (These are quarterly Payments made to TML)
 - o 100-107-67000: Liability = \$8,150.50
 - o 100-107-67001: Property = \$24,610.00
 - o 100-107-67002: Work. Comp. = \$11,879.75
- 100-304-71002: Street Improvements – The \$585,626.40 expended was for the 2025 Road Maintenance Projects in Texas Heritage Village. Improvements included road repair and overlay.

Utility Fund:

The Utility Fund received **\$411,376.96** in revenues for October.

Utility Fund revenues are in line with the adopted budget. Line items of note include:

- 400-300-43018: Wastewater Service Fees – The Utility Fund received \$166,227.34 in Wastewater Service Fees in October.
- 400-301-43041: Water Usage – \$119,855.69 was collected in Water Usage Fees.
- 400-320-47009: Sales Tax – \$74,804.96 was deposited into the Utility Fund for the October Sales Tax allocation.

Utility Fund expenditures are in line with the adopted budget. Line items of note include:

- 400-300-63028: Lift Station Maintenance – In October, \$11,750.00 (14.51%) was spent from this line item. This was a planned expense for lift station materials.



DRIPPING SPRINGS Texas

Item 7.

- 400-300-64022: Chemicals – This \$7,504.61 (37.52%) is the planned purchase of chemicals for the beginning of the fiscal year.
- 400-310-63041: SCADA – The \$6,450.00 spent in October was for the annual cellular fee for the lift stations' communication to the main system.

Dripping Springs Ranch Park (DSRP):

The Ranch Park received **\$22,420.23** in October.

DSRP revenues are in line with the adopted budget. Line items of note include:

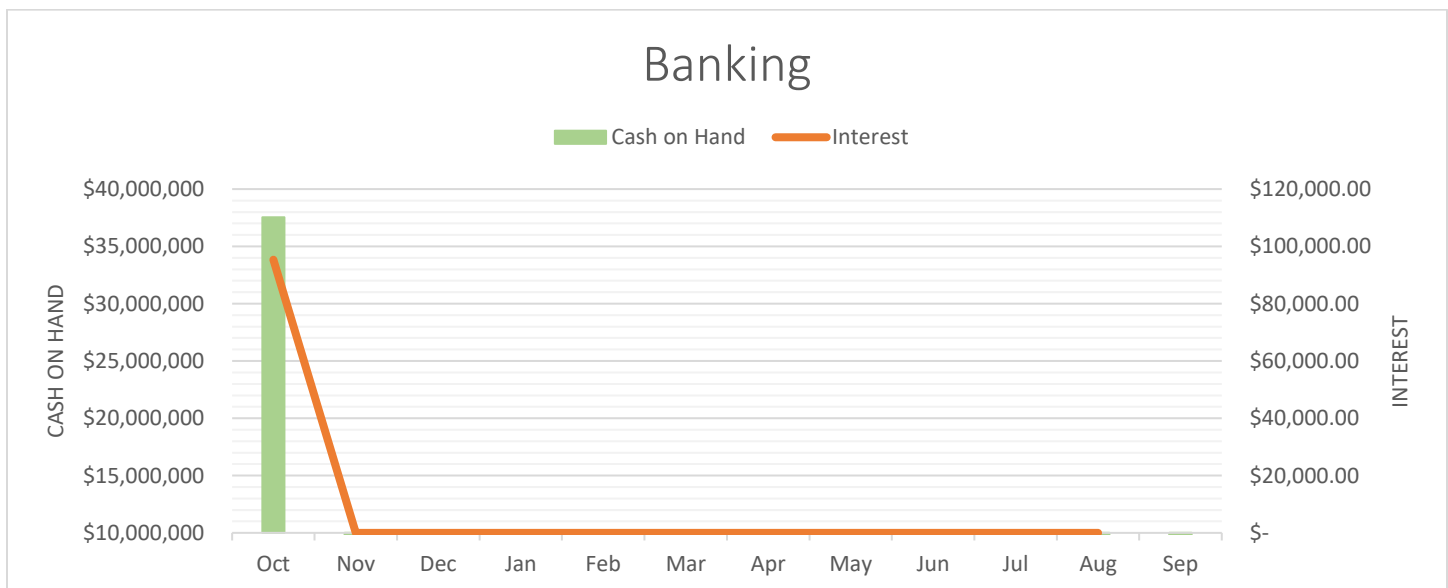
- 200-401-44007: Miscellaneous Events – \$9,226.00 was collected in misc. event fees for October. The is primarily due to the Haunted House event hosted in October. A portion of the revenues will be paid to the event organizer, in accordance with the contract approved.

DSRP expenditures are in line with the adopted budget. Line items of note include:

- 200-401-64028: Riding Series – The \$6,454.87 spent in October covered the Judges and Manager's costs

Banking:

On October 31st, the City's cash balance was **\$37.549 Million**. This is a 3.5% decrease from the previous month's cash balances. A total of **\$95,356.58** was collected in interest revenues in October.





		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 000 - Undesignated							
100-000-40000	Ad Valorem Tax	4,933,596.36	4,933,596.36	5,968.96	5,968.96	-4,927,627.40	99.88 %
100-000-40001	Sales Tax Revenue	4,600,000.00	4,600,000.00	374,024.82	374,024.82	-4,225,975.18	91.87 %
100-000-40006	Ad Valorem Tax Penalty/Interest	4,000.00	4,000.00	1,289.29	1,289.29	-2,710.71	67.77 %
100-000-41000	Solid Waste Franchise Fee	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
100-000-42000	Alcohol Permit Fees	5,000.00	5,000.00	750.00	750.00	-4,250.00	85.00 %
100-000-46001	Other Revenues	40,000.00	40,000.00	249,270.23	249,270.23	209,270.23	623.18 %
100-000-46002	Interest	175,000.00	175,000.00	14,692.30	14,692.30	-160,307.70	91.60 %
100-000-46014	Transportation Improvements Reim	1,850,000.00	1,850,000.00	190,623.58	190,623.58	-1,659,376.42	89.70 %
100-000-47005	Transfer from HOT Fund	3,496.00	3,496.00	0.00	0.00	-3,496.00	100.00 %
100-000-47010	Transfer from Wastewater Fund	281,199.17	281,199.17	0.00	0.00	-281,199.17	100.00 %
100-000-47019	Transfer from Series 2025	690,948.00	690,948.00	0.00	0.00	-690,948.00	100.00 %
Department: 000 - Undesignated Total:		12,643,239.53	12,643,239.53	836,619.18	836,619.18	-11,806,620.35	93.38 %
Department: 200 - Planning & Development							
100-200-42001	Health Permits/Inspections	60,000.00	60,000.00	2,540.00	2,540.00	-57,460.00	95.77 %
100-200-43000	Site Development Fees	50,000.00	50,000.00	22,791.79	22,791.79	-27,208.21	54.42 %
100-200-43002	Zoning Fees	65,000.00	65,000.00	0.00	0.00	-65,000.00	100.00 %
100-200-43030	Subdivision Fees	459,825.00	459,825.00	82,000.00	82,000.00	-377,825.00	82.17 %
Department: 200 - Planning & Development Total:		634,825.00	634,825.00	107,331.79	107,331.79	-527,493.21	83.09 %
Department: 201 - Building							
100-201-42007	Sign Permits	0.00	0.00	4,690.00	4,690.00	4,690.00	0.00 %
100-201-43029	Fire Inspections	40,000.00	40,000.00	5,370.12	5,370.12	-34,629.88	86.57 %
100-201-43031	Building Code Fees	1,500,000.00	1,500,000.00	133,279.70	133,279.70	-1,366,720.30	91.11 %
Department: 201 - Building Total:		1,540,000.00	1,540,000.00	143,339.82	143,339.82	-1,396,660.18	90.69 %
Department: 400 - Parks & Recreation							
100-400-44000	Sponsorships & Donations	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00 %
100-400-44001	Community Service Fees	1,375.00	1,375.00	75.00	75.00	-1,300.00	94.55 %
100-400-44002	Program & Event Fees	8,800.00	8,800.00	225.00	225.00	-8,575.00	97.44 %
100-400-44004	Park Rental Income	19,000.00	19,000.00	530.00	530.00	-18,470.00	97.21 %
100-400-47002	Transfer from Parkland Dedication	116,610.00	116,610.00	0.00	0.00	-116,610.00	100.00 %
100-400-47003	Transfer from Landscaping Fund	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
100-400-47005	Transfer from HOT Fund	16,500.00	16,500.00	0.00	0.00	-16,500.00	100.00 %
100-400-47014	Transfer from Parkland Developme	392,690.61	392,690.61	0.00	0.00	-392,690.61	100.00 %
Department: 400 - Parks & Recreation Total:		620,975.61	620,975.61	830.00	830.00	-620,145.61	99.87 %
Department: 402 - Aquatics							
100-402-44003	Aquatic Fees	32,750.00	32,750.00	0.00	0.00	-32,750.00	100.00 %
100-402-44004	Park Rental Income	22,238.75	22,238.75	0.00	0.00	-22,238.75	100.00 %
Department: 402 - Aquatics Total:		54,988.75	54,988.75	0.00	0.00	-54,988.75	100.00 %
Department: 404 - Founders Day							
100-404-43012	FD Facility Rental	10,000.00	10,000.00	0.00	0.00	-10,000.00	100.00 %
100-404-45000	FD Craft/Business Booths	12,150.00	12,150.00	0.00	0.00	-12,150.00	100.00 %
100-404-45001	FD Food Booths	1,612.50	1,612.50	0.00	0.00	-1,612.50	100.00 %
100-404-45002	FD BBQ Cooker Registration Fees	6,650.00	6,650.00	0.00	0.00	-6,650.00	100.00 %
100-404-45003	FD Carnival	20,000.00	20,000.00	0.00	0.00	-20,000.00	100.00 %
100-404-45005	FD Sponsorships	120,000.00	120,000.00	0.00	0.00	-120,000.00	100.00 %
100-404-45007	FD Electric Fees	3,300.00	3,300.00	0.00	0.00	-3,300.00	100.00 %
Department: 404 - Founders Day Total:		173,712.50	173,712.50	0.00	0.00	-173,712.50	100.00 %
Revenue Total:		15,667,741.39	15,667,741.39	1,088,120.79	1,088,120.79	-14,579,620.60	93.06 %

Budget Report

For Fiscal: FY 2025-2026 Period Ending: Item 7. 5

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 000 - Undesignated							
100-000-60000	Salaries	4,248,369.20	4,248,369.20	0.00	0.00	4,248,369.20	100.00 %
100-000-61000	Health Insurance	394,103.32	394,103.32	12,830.58	12,830.58	381,272.74	96.74 %
100-000-61005	Federal Withholding	333,759.29	333,759.29	0.00	0.00	333,759.29	100.00 %
100-000-61006	TMRS	239,938.88	239,938.88	0.00	0.00	239,938.88	100.00 %
100-000-62009	Human Resources Consultant	32,000.00	32,000.00	14,271.34	14,271.34	17,728.66	55.40 %
100-000-62015	Law Enforcement	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-000-63004	Dues, Fees & Subscriptions	104,047.85	104,047.85	5,734.64	5,734.64	98,313.21	94.49 %
100-000-63005	Training/Continuing Education	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00 %
100-000-64000	Office Supplies	30,000.00	30,000.00	134.52	134.52	29,865.48	99.55 %
100-000-64004	Office Furniture and Equipment	10,016.00	10,016.00	0.00	0.00	10,016.00	100.00 %
100-000-66002	Postage & Shipping	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
100-000-68004	Animal Control	3,400.00	3,400.00	0.00	0.00	3,400.00	100.00 %
100-000-69002	Economic Development	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-000-70001	Mileage	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-000-70002	Contingencies/Emergency Fund	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
100-000-70003	Other Expenses	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-000-90000	Transfer to Reserve Fund	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00 %
100-000-90002	Transfer to TIRZ	705,585.10	705,585.10	0.00	0.00	705,585.10	100.00 %
100-000-90011	Transfer to Capital Improvements	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00 %
100-000-90013	Transfer to Vehicle Replacement Fu	162,679.00	162,679.00	0.00	0.00	162,679.00	100.00 %
100-000-90015	Transfer to Farmers Marke	17,765.75	17,765.75	0.00	0.00	17,765.75	100.00 %
Department: 000 - Undesignated Total:		7,063,164.39	7,063,164.39	32,971.08	32,971.08	7,030,193.31	99.53%
Department: 100 - City Council/Boards & Commissions							
100-100-63004	Dues, Fees & Subscriptions	0.00	0.00	7,300.00	7,300.00	-7,300.00	0.00 %
100-100-69000	Family Violence Center	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-100-69008	Land Acquisition	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Department: 100 - City Council/Boards & Commissions Total:		17,000.00	17,000.00	7,300.00	7,300.00	9,700.00	57.06%
Department: 101 - City Administrators Office							
100-101-60000	Regular Employees	0.00	0.00	85,444.75	85,444.75	-85,444.75	0.00 %
100-101-60002	Overtime	0.00	0.00	248.11	248.11	-248.11	0.00 %
100-101-61000	Health Insurance	0.00	0.00	3,189.94	3,189.94	-3,189.94	0.00 %
100-101-61001	Dental Insurance	0.00	0.00	242.76	242.76	-242.76	0.00 %
100-101-61002	Medicare	0.00	0.00	1,168.45	1,168.45	-1,168.45	0.00 %
100-101-61003	Social Security	0.00	0.00	4,996.12	4,996.12	-4,996.12	0.00 %
100-101-61006	TMRS	0.00	0.00	4,582.19	4,582.19	-4,582.19	0.00 %
Department: 101 - City Administrators Office Total:		0.00	0.00	99,872.32	99,872.32	-99,872.32	0.00%
Department: 102 - City Secretary							
100-102-60000	Regular Employees	0.00	0.00	9,869.03	9,869.03	-9,869.03	0.00 %
100-102-60001	Part-time Employees	0.00	0.00	2,386.75	2,386.75	-2,386.75	0.00 %
100-102-61000	Health Insurance	0.00	0.00	785.49	785.49	-785.49	0.00 %
100-102-61001	Dental Insurance	0.00	0.00	60.15	60.15	-60.15	0.00 %
100-102-61002	Medicare	0.00	0.00	175.55	175.55	-175.55	0.00 %
100-102-61003	Social Security	0.00	0.00	750.65	750.65	-750.65	0.00 %
100-102-61006	TMRS	0.00	0.00	569.44	569.44	-569.44	0.00 %
100-102-62000	Municipal Election	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
100-102-62018	Code Publication	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-102-64032	Meeting Supplies	9,360.00	9,360.00	520.00	520.00	8,840.00	94.44 %
100-102-66003	Public Notices	4,200.00	4,200.00	0.00	0.00	4,200.00	100.00 %
100-102-69003	Records Management	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
Department: 102 - City Secretary Total:		30,560.00	30,560.00	15,117.06	15,117.06	15,442.94	50.53%
Department: 103 - Courts							
100-103-62003	Muni Court Attorney/ Judge	15,500.00	15,500.00	500.00	500.00	15,000.00	96.77 %
Department: 103 - Courts Total:		15,500.00	15,500.00	500.00	500.00	15,000.00	96.77%
Department: 104 - City Attorney							
100-104-60000	Regular Employees	0.00	0.00	34,156.10	34,156.10	-34,156.10	0.00 %

Budget Report

For Fiscal: FY 2025-2026 Period Ending: Item 7. 5

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-104-61000	Health Insurance	0.00	0.00	1,583.18	1,583.18	-1,583.18	0.00 %
100-104-61001	Dental Insurance	0.00	0.00	120.30	120.30	-120.30	0.00 %
100-104-61002	Medicare	0.00	0.00	487.42	487.42	-487.42	0.00 %
100-104-61003	Social Security	0.00	0.00	2,084.15	2,084.15	-2,084.15	0.00 %
100-104-61006	TMRS	0.00	0.00	1,970.79	1,970.79	-1,970.79	0.00 %
100-104-62003	Special Counsel and Consultants	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00 %
Department: 104 - City Attorney Total:		12,000.00	12,000.00	40,401.94	40,401.94	-28,401.94	-236.68%
Department: 105 - Communications							
100-105-60000	Regular Employees	0.00	0.00	28,480.42	28,480.42	-28,480.42	0.00 %
100-105-60002	Overtime	0.00	0.00	258.35	258.35	-258.35	0.00 %
100-105-61000	Health Insurance	0.00	0.00	2,372.42	2,372.42	-2,372.42	0.00 %
100-105-61001	Dental Insurance	0.00	0.00	180.45	180.45	-180.45	0.00 %
100-105-61002	Medicare	0.00	0.00	411.25	411.25	-411.25	0.00 %
100-105-61003	Social Security	0.00	0.00	1,758.44	1,758.44	-1,758.44	0.00 %
100-105-61006	TMRS	0.00	0.00	1,658.24	1,658.24	-1,658.24	0.00 %
100-105-63039	Employee Engagement	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-105-66000	Website	11,930.00	11,930.00	0.00	0.00	11,930.00	100.00 %
100-105-66005	Public Relations	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
Department: 105 - Communications Total:		31,930.00	31,930.00	35,119.57	35,119.57	-3,189.57	-9.99%
Department: 106 - IT							
100-106-60000	Regular Employees	0.00	0.00	10,483.19	10,483.19	-10,483.19	0.00 %
100-106-61000	Health Insurance	0.00	0.00	808.06	808.06	-808.06	0.00 %
100-106-61001	Dental Insurance	0.00	0.00	60.15	60.15	-60.15	0.00 %
100-106-61002	Medicare	0.00	0.00	151.73	151.73	-151.73	0.00 %
100-106-61003	Social Security	0.00	0.00	648.78	648.78	-648.78	0.00 %
100-106-61006	TMRS	0.00	0.00	604.88	604.88	-604.88	0.00 %
100-106-64001	Office IT Equipment & Support	154,150.00	154,150.00	8,590.50	8,590.50	145,559.50	94.43 %
100-106-64002	Software	315,899.93	315,899.93	22,624.06	22,624.06	293,275.87	92.84 %
100-106-65000	Network/Phone	97,000.00	97,000.00	7,354.08	7,354.08	89,645.92	92.42 %
Department: 106 - IT Total:		567,049.93	567,049.93	51,325.43	51,325.43	515,724.50	90.95%
Department: 107 - Finance							
100-107-60000	Regular Employees	0.00	0.00	38,027.21	38,027.21	-38,027.21	0.00 %
100-107-61000	Health Insurance	0.00	0.00	3,119.86	3,119.86	-3,119.86	0.00 %
100-107-61001	Dental Insurance	0.00	0.00	238.44	238.44	-238.44	0.00 %
100-107-61002	Medicare	0.00	0.00	519.86	519.86	-519.86	0.00 %
100-107-61003	Social Security	0.00	0.00	2,222.81	2,222.81	-2,222.81	0.00 %
100-107-61006	TMRS	0.00	0.00	2,194.18	2,194.18	-2,194.18	0.00 %
100-107-62001	Financial Services	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00 %
100-107-67000	TML Liability Insurance	30,000.00	30,000.00	8,150.50	8,150.50	21,849.50	72.83 %
100-107-67001	TML Property Insurance	95,988.75	95,988.75	24,610.00	24,610.00	71,378.75	74.36 %
100-107-67002	TML Workmen's Comp Insurance	68,004.20	68,004.20	11,879.75	11,879.75	56,124.45	82.53 %
100-107-80004	Series 2024	485,238.00	485,238.00	0.00	0.00	485,238.00	100.00 %
100-107-80005	Series 2025	424,392.65	424,392.65	0.00	0.00	424,392.65	100.00 %
100-107-90003	Transfer to Wastewater Utility Fund	920,000.00	920,000.00	74,804.96	74,804.96	845,195.04	91.87 %
100-107-90004	SPA & ECO D Transfers	225,000.00	225,000.00	16,589.02	16,589.02	208,410.98	92.63 %
Department: 107 - Finance Total:		2,303,623.60	2,303,623.60	182,356.59	182,356.59	2,121,267.01	92.08%
Department: 200 - Planning & Development							
100-200-60000	Regular Employees	0.00	0.00	29,853.61	29,853.61	-29,853.61	0.00 %
100-200-60002	Overtime	0.00	0.00	56.45	56.45	-56.45	0.00 %
100-200-61000	Health Insurance	0.00	0.00	2,376.63	2,376.63	-2,376.63	0.00 %
100-200-61001	Dental Insurance	0.00	0.00	180.45	180.45	-180.45	0.00 %
100-200-61002	Medicare	0.00	0.00	394.31	394.31	-394.31	0.00 %
100-200-61003	Social Security	0.00	0.00	1,685.98	1,685.98	-1,685.98	0.00 %
100-200-61006	TMRS	0.00	0.00	1,725.81	1,725.81	-1,725.81	0.00 %
100-200-62002	Engineering & Surveying	70,000.00	70,000.00	3,000.00	3,000.00	67,000.00	95.71 %
100-200-62005	Health Inspector	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %

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100-200-62006	Architectural & Landscape Consulta	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 200 - Planning & Development Total:		90,000.00	90,000.00	39,273.24	39,273.24	50,726.76	56.36%
Department: 201 - Building							
100-201-60000	Regular Employees	0.00	0.00	57,375.65	57,375.65	-57,375.65	0.00 %
100-201-60002	Overtime	0.00	0.00	143.45	143.45	-143.45	0.00 %
100-201-61000	Health Insurance	0.00	0.00	6,224.00	6,224.00	-6,224.00	0.00 %
100-201-61001	Dental Insurance	0.00	0.00	481.20	481.20	-481.20	0.00 %
100-201-61002	Medicare	0.00	0.00	789.63	789.63	-789.63	0.00 %
100-201-61003	Social Security	0.00	0.00	3,376.42	3,376.42	-3,376.42	0.00 %
100-201-61006	TMRS	0.00	0.00	3,318.84	3,318.84	-3,318.84	0.00 %
100-201-62004	Bldg. Inspector	750,000.00	750,000.00	0.00	0.00	750,000.00	100.00 %
100-201-62008	Lighting Consultant	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-201-62014	FireInspector	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-201-64003	Uniforms	0.00	0.00	360.00	360.00	-360.00	0.00 %
Department: 201 - Building Total:		792,000.00	792,000.00	72,069.19	72,069.19	719,930.81	90.90%
Department: 300 - Wastewater							
100-300-71001	Transportation Improvement Proje	2,655,000.00	2,655,000.00	0.00	0.00	2,655,000.00	100.00 %
Department: 300 - Wastewater Total:		2,655,000.00	2,655,000.00	0.00	0.00	2,655,000.00	100.00%
Department: 304 - Maintenance							
100-304-60000	Regular Employees	0.00	0.00	65,810.39	65,810.39	-65,810.39	0.00 %
100-304-60002	Overtime	0.00	0.00	2,431.32	2,431.32	-2,431.32	0.00 %
100-304-60003	On Call Pay	0.00	0.00	1,200.00	1,200.00	-1,200.00	0.00 %
100-304-61000	Health Insurance	0.00	0.00	7,737.50	7,737.50	-7,737.50	0.00 %
100-304-61001	Dental Insurance	0.00	0.00	601.50	601.50	-601.50	0.00 %
100-304-61002	Medicare	0.00	0.00	990.35	990.35	-990.35	0.00 %
100-304-61003	Social Security	0.00	0.00	4,234.59	4,234.59	-4,234.59	0.00 %
100-304-61004	Unemployment	0.00	0.00	36.52	36.52	-36.52	0.00 %
100-304-61006	TMRS	0.00	0.00	4,006.78	4,006.78	-4,006.78	0.00 %
100-304-63000	Office Maintenance/Repairs	94,200.00	94,200.00	3,310.00	3,310.00	90,890.00	96.49 %
100-304-63001	Equipment Maintenance	49,500.00	49,500.00	0.00	0.00	49,500.00	100.00 %
100-304-63002	Fleet Maintenance	130,000.00	130,000.00	2,115.35	2,115.35	127,884.65	98.37 %
100-304-63009	Street/ROW Maintenance	272,000.00	272,000.00	0.00	0.00	272,000.00	100.00 %
100-304-64003	Uniforms	18,310.00	18,310.00	0.00	0.00	18,310.00	100.00 %
100-304-64009	Maintenance Equipment	24,500.00	24,500.00	4,568.50	4,568.50	19,931.50	81.35 %
100-304-64010	Maintenance Supplies	10,000.00	10,000.00	47.91	47.91	9,952.09	99.52 %
100-304-65001	Street Electricty	20,000.00	20,000.00	460.79	460.79	19,539.21	97.70 %
100-304-65002	City Streets Water	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
100-304-65003	Office Electricty	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-304-65004	Office Water	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-304-65005	Stephenson Bldg Electric	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
100-304-65006	Stephenson Water	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
100-304-65015	Downtown Restroom Electric	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-304-65021	Downtown Restroom Water	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-304-69001	Lighting Compliance	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-304-71002	Street Improvements	690,948.00	690,948.00	585,626.40	585,626.40	105,321.60	15.24 %
Department: 304 - Maintenance Total:		1,340,458.00	1,340,458.00	683,177.90	683,177.90	657,280.10	49.03%
Department: 400 - Parks & Recreation							
100-400-60000	Regular Employees	0.00	0.00	74,060.67	74,060.67	-74,060.67	0.00 %
100-400-60001	Part-time Employees	3,000.00	3,000.00	240.75	240.75	2,759.25	91.98 %
100-400-60002	Overtime	0.00	0.00	1,289.94	1,289.94	-1,289.94	0.00 %
100-400-60003	On Call Pay	0.00	0.00	1,200.00	1,200.00	-1,200.00	0.00 %
100-400-60005	Camp Staff	0.00	0.00	4,071.02	4,071.02	-4,071.02	0.00 %
100-400-61000	Health Insurance	0.00	0.00	4,717.62	4,717.62	-4,717.62	0.00 %
100-400-61001	Dental Insurance	0.00	0.00	361.86	361.86	-361.86	0.00 %
100-400-61002	Medicare	0.00	0.00	1,149.47	1,149.47	-1,149.47	0.00 %
100-400-61003	Social Security	0.00	0.00	4,914.88	4,914.88	-4,914.88	0.00 %
100-400-61004	Unemployment	0.00	0.00	38.32	38.32	-38.32	0.00 %

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100-400-61006	TMRS	0.00	0.00	4,215.20	4,215.20	-4,215.20	0.00 %
100-400-62011	Park Consultant	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
100-400-63004	Dues, Fees & Subscriptions	3,225.00	3,225.00	0.00	0.00	3,225.00	100.00 %
100-400-63013	General Parks Maintenance	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
100-400-63015	Founders Park/Pool Maintenance	44,000.00	44,000.00	0.00	0.00	44,000.00	100.00 %
100-400-63016	Sports & Rec Park Maintenance	43,500.00	43,500.00	0.00	0.00	43,500.00	100.00 %
100-400-63017	Charro Ranch Park Maintenance	25,700.00	25,700.00	0.00	0.00	25,700.00	100.00 %
100-400-63018	Triangle/Veterans Park Maintenan	5,700.00	5,700.00	0.00	0.00	5,700.00	100.00 %
100-400-63036	Skate Park Maintenance	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-63045	Trail Maintenance & Repair	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
100-400-64005	Equipment Rental	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-400-64011	Park Supplies	27,000.00	27,000.00	0.00	0.00	27,000.00	100.00 %
100-400-64012	Charro Ranch Supplies	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
100-400-64014	Sports & Rec Park Supplies	400.00	400.00	0.00	0.00	400.00	100.00 %
100-400-64015	Park Program & Event Supplies	11,250.00	11,250.00	728.00	728.00	10,522.00	93.53 %
100-400-64033	Rathgeber Supplies	1,504.00	1,504.00	0.00	0.00	1,504.00	100.00 %
100-400-65000	Network/Phone	8,568.00	8,568.00	0.00	0.00	8,568.00	100.00 %
100-400-65007	Portable Toilets	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-400-65009	Triangle Electric	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-65010	Triangle Water	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-65011	Sports & Rec Park Water	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00 %
100-400-65012	Sports & Rec Park Electri	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
100-400-66001	Advertising	17,020.00	17,020.00	0.00	0.00	17,020.00	100.00 %
100-400-70003	Other Expenses	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-400-71004	All Parks Improvements	445,500.00	445,500.00	0.00	0.00	445,500.00	100.00 %
100-400-71005	Founders Park/Pool Improvmts	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-400-71006	Sports & Rec Park Improvements	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-400-71012	Skate Park Improvements	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
Department: 400 - Parks & Recreation Total:		804,367.00	804,367.00	96,987.73	96,987.73	707,379.27	87.94%
Department: 401 - DSRP							
100-401-60000	Regular Employees	306,909.40	306,909.40	39,691.44	39,691.44	267,217.96	87.07 %
100-401-60002	Overtime	0.00	0.00	255.06	255.06	-255.06	0.00 %
100-401-61000	Health Insurance	36,409.53	36,409.53	4,655.77	4,655.77	31,753.76	87.21 %
100-401-61001	Dental Insurance	0.00	0.00	359.94	359.94	-359.94	0.00 %
100-401-61002	Medicare	0.00	0.00	568.81	568.81	-568.81	0.00 %
100-401-61003	Social Security	0.00	0.00	2,432.11	2,432.11	-2,432.11	0.00 %
100-401-61005	Federal Withholding	42,731.13	42,731.13	0.00	0.00	42,731.13	100.00 %
100-401-61006	TMRS	0.00	0.00	2,304.91	2,304.91	-2,304.91	0.00 %
100-401-63023	General Maintenance	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00 %
Department: 401 - DSRP Total:		408,050.06	408,050.06	50,268.04	50,268.04	357,782.02	87.68%
Department: 402 - Aquatics							
100-402-60000	Regular Employees	0.00	0.00	7,154.80	7,154.80	-7,154.80	0.00 %
100-402-60007	Aquatic Staff	118,013.00	118,013.00	222.70	222.70	117,790.30	99.81 %
100-402-61000	Health Insurance	0.00	0.00	772.10	772.10	-772.10	0.00 %
100-402-61001	Dental Insurance	0.00	0.00	60.15	60.15	-60.15	0.00 %
100-402-61002	Medicare	0.00	0.00	106.70	106.70	-106.70	0.00 %
100-402-61003	Social Security	0.00	0.00	456.23	456.23	-456.23	0.00 %
100-402-61004	Unemployment	0.00	0.00	3.57	3.57	-3.57	0.00 %
100-402-61006	TMRS	0.00	0.00	412.83	412.83	-412.83	0.00 %
100-402-63015	Founders Park/Pool Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
100-402-64013	Pool Supplies	26,200.00	26,200.00	0.00	0.00	26,200.00	100.00 %
100-402-65000	Network/Phone	7,500.00	7,500.00	180.93	180.93	7,319.07	97.59 %
100-402-65013	FMP Pool/Pavilion Water	5,300.00	5,300.00	0.00	0.00	5,300.00	100.00 %
100-402-65014	FMP Pool/Pavilion Electric	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00 %
100-402-65019	Propane/Natural Gas	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00 %
100-402-71011	Founders Pool Improvements	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
Department: 402 - Aquatics Total:		226,513.00	226,513.00	9,370.01	9,370.01	217,142.99	95.86%

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Department: 404 - Founders Day							
100-404-63019	FD Clean Up	19,200.00	19,200.00	0.00	0.00	19,200.00	100.00 %
100-404-63038	FD Transportation	19,303.30	19,303.30	0.00	0.00	19,303.30	100.00 %
100-404-64016	FD Event Supplies	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-404-64017	FD Event Tent, Table, & Chairs	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-404-64018	FD Barricades	12,650.00	12,650.00	0.00	0.00	12,650.00	100.00 %
100-404-65007	Portable Toilets	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00 %
100-404-65016	FD Electricity	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %
100-404-66009	FD Publicity	3,450.00	3,450.00	0.00	0.00	3,450.00	100.00 %
100-404-66010	Events, Entertainment & Activities	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
100-404-66012	FD Sponsorship	9,800.00	9,800.00	0.00	0.00	9,800.00	100.00 %
100-404-68005	FD Security	46,837.00	46,837.00	0.00	0.00	46,837.00	100.00 %
100-404-68006	FD Health, Safety & Lighting	20,861.50	20,861.50	0.00	0.00	20,861.50	100.00 %
100-404-70002	FD Contingencies	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 404 - Founders Day Total:		223,601.80	223,601.80	0.00	0.00	223,601.80	100.00%
Department: 500 - Emergency Management							
100-500-60000	Regular Employees	0.00	0.00	9,980.09	9,980.09	-9,980.09	0.00 %
100-500-61000	Health Insurance	0.00	0.00	27.06	27.06	-27.06	0.00 %
100-500-61001	Dental Insurance	0.00	0.00	60.15	60.15	-60.15	0.00 %
100-500-61002	Medicare	0.00	0.00	143.34	143.34	-143.34	0.00 %
100-500-61003	Social Security	0.00	0.00	612.91	612.91	-612.91	0.00 %
100-500-61006	TMRS	0.00	0.00	575.86	575.86	-575.86	0.00 %
100-500-68000	Emergency Management Equip	6,800.00	6,800.00	0.00	0.00	6,800.00	100.00 %
100-500-68001	Emergency Fire & Safety	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00 %
100-500-68002	Emergency Management PR	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-500-68003	Emergency Equipment Maint	12,910.00	12,910.00	960.00	960.00	11,950.00	92.56 %
Department: 500 - Emergency Management Total:		35,710.00	35,710.00	12,359.41	12,359.41	23,350.59	65.39%
Expense Total:		16,616,527.78	16,616,527.78	1,428,469.51	1,428,469.51	15,188,058.27	91.40%
Fund: 100 - General Fund Surplus (Deficit):		-948,786.39	-948,786.39	-340,348.72	-340,348.72	608,437.67	64.13%
Fund: 200 - Dripping Springs Ranch Park							
Revenue							
Department: 401 - DSRP							
200-401-42008	Riding Permit Fees	10,000.00	10,000.00	620.00	620.00	-9,380.00	93.80 %
200-401-43010	Stall Rental Fees	35,500.00	35,500.00	165.00	165.00	-35,335.00	99.54 %
200-401-43011	RV Site Rental Fees	21,000.00	21,000.00	250.00	250.00	-20,750.00	98.81 %
200-401-43012	Facility Rental Fees	130,500.00	130,500.00	7,800.45	7,800.45	-122,699.55	94.02 %
200-401-43013	Equipment Rental Fees	10,000.00	10,000.00	0.00	0.00	-10,000.00	100.00 %
200-401-43014	Staff & Miscellaneous Fees	4,700.00	4,700.00	494.16	494.16	-4,205.84	89.49 %
200-401-43015	Cleaning Fees	20,000.00	20,000.00	1,350.00	1,350.00	-18,650.00	93.25 %
200-401-44000	Sponsorships & Donations	51,775.00	51,775.00	250.00	250.00	-51,525.00	99.52 %
200-401-44005	Coyote Camp	140,000.00	140,000.00	0.00	0.00	-140,000.00	100.00 %
200-401-44006	Riding Series	38,000.00	38,000.00	85.00	85.00	-37,915.00	99.78 %
200-401-44007	Miscellaneous Events	12,000.00	12,000.00	9,226.00	9,226.00	-2,774.00	23.12 %
200-401-44008	Program Fees	62,500.00	62,500.00	287.23	287.23	-62,212.77	99.54 %
200-401-44009	Ice Rink	190,800.00	190,800.00	140.00	140.00	-190,660.00	99.93 %
200-401-44012	Rink Merchandise	2,000.00	2,000.00	0.00	0.00	-2,000.00	100.00 %
200-401-46001	Other Revenues	500.00	500.00	60.35	60.35	-439.65	87.93 %
200-401-46002	Interest	4,500.00	4,500.00	558.16	558.16	-3,941.84	87.60 %
200-401-46004	Grant Revenues	100,000.00	100,000.00	0.00	0.00	-100,000.00	100.00 %
200-401-46006	Merchandise Sales	22,500.00	22,500.00	111.00	111.00	-22,389.00	99.51 %
200-401-46015	Concessions	1,500.00	1,500.00	1,022.88	1,022.88	-477.12	31.81 %
200-401-47005	Transfer from HOT Fund	747,050.00	747,050.00	0.00	0.00	-747,050.00	100.00 %
Department: 401 - DSRP Total:		1,604,825.00	1,604,825.00	22,420.23	22,420.23	-1,582,404.77	98.60%
Revenue Total:		1,604,825.00	1,604,825.00	22,420.23	22,420.23	-1,582,404.77	98.60%

Budget Report

For Fiscal: FY 2025-2026 Period Ending: Item 7. 5

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense							
Department: 400 - Parks & Recreation							
200-400-63035	Ranch House Maintenance	10,000.00	10,000.00	360.00	360.00	9,640.00	96.40 %
200-400-64024	Ranch House Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
Department: 400 - Parks & Recreation Total:		11,000.00	11,000.00	360.00	360.00	10,640.00	96.73%
Department: 401 - DSRP							
200-401-60005	Camp Staff	138,246.48	138,246.48	0.00	0.00	138,246.48	100.00 %
200-401-63000	Building/Office Maintenance	0.00	0.00	4,283.68	4,283.68	-4,283.68	0.00 %
200-401-63001	Equipment Maintenance	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
200-401-63002	Fleet Maintenance	5,500.00	5,500.00	0.00	0.00	5,500.00	100.00 %
200-401-63004	Dues, Fees & Subscriptions	5,000.00	5,000.00	53.29	53.29	4,946.71	98.93 %
200-401-63023	General Maintenance	146,272.00	146,272.00	0.00	0.00	146,272.00	100.00 %
200-401-63024	Stall Cleaning & Repair	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
200-401-63028	Lift Station Maintenance	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
200-401-64000	Office Supplies	10,000.00	10,000.00	510.41	510.41	9,489.59	94.90 %
200-401-64001	IT Equipment	3,700.00	3,700.00	0.00	0.00	3,700.00	100.00 %
200-401-64003	Uniforms	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
200-401-64005	Equipment Rental	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
200-401-64008	Fuel	0.00	0.00	17.67	17.67	-17.67	0.00 %
200-401-64021	Merchandise	15,500.00	15,500.00	0.00	0.00	15,500.00	100.00 %
200-401-64023	Equipment	33,578.37	33,578.37	0.00	0.00	33,578.37	100.00 %
200-401-64026	Sponsorship Expenses	2,100.00	2,100.00	0.00	0.00	2,100.00	100.00 %
200-401-64027	Coyote Camp	16,000.00	16,000.00	0.00	0.00	16,000.00	100.00 %
200-401-64028	Riding Series	28,000.00	28,000.00	6,454.87	6,454.87	21,545.13	76.95 %
200-401-64029	Miscellaneous Events	1,500.00	1,500.00	900.00	900.00	600.00	40.00 %
200-401-64030	Programing	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00 %
200-401-64031	Concert Series	229,169.00	0.00	0.00	0.00	0.00	0.00 %
200-401-64038	Ice Rink	0.00	229,169.00	89,977.50	89,977.50	139,191.50	60.74 %
200-401-65000	Network/Phone	8,912.40	8,912.40	1,156.55	1,156.55	7,755.85	87.02 %
200-401-65005	Water	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
200-401-65007	Portable Toilets	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
200-401-65008	Alarm	13,317.24	13,317.24	0.00	0.00	13,317.24	100.00 %
200-401-65017	Electricity	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %
200-401-65018	Septic	750.00	750.00	0.00	0.00	750.00	100.00 %
200-401-65019	Propane/Natural Gas	2,500.00	2,500.00	148.16	148.16	2,351.84	94.07 %
200-401-66001	Advertising	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
200-401-70001	Mileage	500.00	500.00	0.00	0.00	500.00	100.00 %
200-401-70002	Contingencies/Emergency Fund	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
200-401-70003	Other Expenses	20,000.00	20,000.00	20.44	20.44	19,979.56	99.90 %
200-401-70004	Hays County Livestock Board Agree	13,200.00	13,200.00	0.00	0.00	13,200.00	100.00 %
200-401-70007	Sponsored Events	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
200-401-70013	DSRP Sales Tax	1,565.20	1,565.20	0.00	0.00	1,565.20	100.00 %
200-401-71008	DSRP Improvements	738,250.00	738,250.00	0.00	0.00	738,250.00	100.00 %
200-401-90013	Transfer to Vehicle Replacement Fu	19,469.00	19,469.00	0.00	0.00	19,469.00	100.00 %
Department: 401 - DSRP Total:		1,684,429.69	1,684,429.69	103,522.57	103,522.57	1,580,907.12	93.85%
Expense Total:		1,695,429.69	1,695,429.69	103,882.57	103,882.57	1,591,547.12	93.87%
Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):		-90,604.69	-90,604.69	-81,462.34	-81,462.34	9,142.35	10.09%
Fund: 400 - Utilities							
Revenue							
Department: 300 - Wastewater							
400-300-43018	Wastewater Service Fees	1,675,000.00	1,675,000.00	166,227.34	166,227.34	-1,508,772.66	90.08 %
400-300-43020	Late Fees	7,500.00	7,500.00	0.00	0.00	-7,500.00	100.00 %
400-300-43021	Delayed Connection Fees	5,000.00	5,000.00	1,150.00	1,150.00	-3,850.00	77.00 %
400-300-43025	Reuse Fees	0.00	0.00	12,047.94	12,047.94	12,047.94	0.00 %
400-300-43047	Temporary Wastewater Service - Ca	0.00	0.00	5,376.62	5,376.62	5,376.62	0.00 %
400-300-43048	Reclaimed Water Use Fee	0.00	0.00	2,432.55	2,432.55	2,432.55	0.00 %
Department: 300 - Wastewater Total:		1,687,500.00	1,687,500.00	187,234.45	187,234.45	-1,500,265.55	88.90%

Budget Report

For Fiscal: FY 2025-2026 Period Ending: Item 7. 5

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 301 - Water							
400-301-43038	Meter Set Fees	3,000.00	3,000.00	300.00	300.00	-2,700.00	90.00 %
400-301-43040	Water Base Rate	125,000.00	125,000.00	14,324.97	14,324.97	-110,675.03	88.54 %
400-301-43041	Water Usage	275,000.00	275,000.00	119,855.69	119,855.69	-155,144.31	56.42 %
400-301-43043	Equipment Fee	10,000.00	10,000.00	1,878.00	1,878.00	-8,122.00	81.22 %
400-301-43044	Inspection Fees	2,500.00	2,500.00	300.00	300.00	-2,200.00	88.00 %
400-301-46001	Other Revenues	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00 %
Department: 301 - Water Total:		421,500.00	421,500.00	136,658.66	136,658.66	-284,841.34	67.58%
Department: 320 - Development/Capital							
400-320-41001	PEC	140,000.00	140,000.00	0.00	0.00	-140,000.00	100.00 %
400-320-41002	ROW Fees	3,500.00	3,500.00	65.22	65.22	-3,434.78	98.14 %
400-320-41003	Cable Franchise Fee	130,000.00	130,000.00	0.00	0.00	-130,000.00	100.00 %
400-320-41004	Texas Gas Franchise Fee	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00 %
400-320-43024	Overuse Fees	200,000.00	200,000.00	0.00	0.00	-200,000.00	100.00 %
400-320-46001	Other Revenues	40,000.00	40,000.00	0.00	0.00	-40,000.00	100.00 %
400-320-46002	Interest	215,000.00	215,000.00	12,613.67	12,613.67	-202,386.33	94.13 %
400-320-47009	Sales Tax	900,000.00	900,000.00	74,804.96	74,804.96	-825,195.04	91.69 %
Department: 320 - Development/Capital Total:		1,634,500.00	1,634,500.00	87,483.85	87,483.85	-1,547,016.15	94.65%
Department: 330 - TWDB Project							
400-330-47008	Transfer from TWDB	1,915,000.00	1,915,000.00	0.00	0.00	-1,915,000.00	100.00 %
Department: 330 - TWDB Project Total:		1,915,000.00	1,915,000.00	0.00	0.00	-1,915,000.00	100.00%
Revenue Total:		5,658,500.00	5,658,500.00	411,376.96	411,376.96	-5,247,123.04	92.73%
Expense							
Department: 300 - Wastewater							
400-300-63004	Dues, Fees & Subscriptions	0.00	0.00	3,399.25	3,399.25	-3,399.25	0.00 %
400-300-63025	Wastewater Treatment Plant Maint	156,000.00	156,000.00	73.47	73.47	155,926.53	99.95 %
400-300-63026	Routine Operations	95,700.00	95,700.00	450.00	450.00	95,250.00	99.53 %
400-300-63027	Operations Non Routine	94,400.00	94,400.00	0.00	0.00	94,400.00	100.00 %
400-300-63028	Lift Station Maintenance	81,000.00	81,000.00	11,750.00	11,750.00	69,250.00	85.49 %
400-300-63029	Sanitary Sewer Line Maintenance	80,000.00	80,000.00	717.12	717.12	79,282.88	99.10 %
400-300-63030	Drip Field Maintenance	51,000.00	51,000.00	0.00	0.00	51,000.00	100.00 %
400-300-63031	Sludge Hauling	210,000.00	210,000.00	0.00	0.00	210,000.00	100.00 %
400-300-63043	Generator Maintenance	20,000.00	20,000.00	1,111.45	1,111.45	18,888.55	94.44 %
400-300-64002	Software	0.00	0.00	556.49	556.49	-556.49	0.00 %
400-300-64010	Supplies	0.00	0.00	40.00	40.00	-40.00	0.00 %
400-300-64022	Chemicals	20,000.00	20,000.00	7,504.61	7,504.61	12,495.39	62.48 %
400-300-65017	Electric	105,000.00	105,000.00	0.00	0.00	105,000.00	100.00 %
400-300-72004	TWDB - Misc.	0.00	0.00	300.00	300.00	-300.00	0.00 %
400-300-90006	Transfer to General Fund	271,199.17	271,199.17	0.00	0.00	271,199.17	100.00 %
400-300-90013	Transfer to Vehicle Replacement Fu	51,908.00	51,908.00	0.00	0.00	51,908.00	100.00 %
Department: 300 - Wastewater Total:		1,236,207.17	1,236,207.17	25,902.39	25,902.39	1,210,304.78	97.90%
Department: 301 - Water							
400-301-63026	Routine Operations	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
400-301-63027	Operations Non Routine	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-301-63032	Water Line Maintenance & Repair	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00 %
400-301-64040	Water Meters	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00 %
400-301-65022	Wholesale Water	675,000.00	675,000.00	0.00	0.00	675,000.00	100.00 %
Department: 301 - Water Total:		857,500.00	857,500.00	0.00	0.00	857,500.00	100.00%
Department: 310 - Utility Operations							
400-310-60000	Regular Employees	716,409.93	716,409.93	78,163.89	78,163.89	638,246.04	89.09 %
400-310-60002	Overtime	48,672.00	48,672.00	4,739.84	4,739.84	43,932.16	90.26 %
400-310-60003	On Call Pay	26,000.00	26,000.00	3,000.00	3,000.00	23,000.00	88.46 %
400-310-61000	Health Insurance	87,546.37	87,546.37	8,558.35	8,558.35	78,988.02	90.22 %
400-310-61001	Dental Insurance	0.00	0.00	661.65	661.65	-661.65	0.00 %
400-310-61002	Medicare	0.00	0.00	1,200.06	1,200.06	-1,200.06	0.00 %
400-310-61004	Unemployment	0.00	0.00	94.30	94.30	-94.30	0.00 %

Budget Report

For Fiscal: FY 2025-2026 Period Ending: Item 7. 5

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-310-61005	Federal Withholding	63,541.77	63,541.77	0.00	0.00	63,541.77	100.00 %
400-310-61006	TMRS	46,377.18	46,377.18	4,956.64	4,956.64	41,420.54	89.31 %
400-310-62001	Financial Services	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
400-310-62003	Special Coounsel and Consultants	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00 %
400-310-62020	Lab Testing	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00 %
400-310-63001	Equipment Maintenance	15,000.00	15,000.00	689.00	689.00	14,311.00	95.41 %
400-310-63002	Fleet Maintenance	16,000.00	16,000.00	1,206.68	1,206.68	14,793.32	92.46 %
400-310-63005	Training/Continuing Education	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
400-310-63041	SCADA	20,000.00	20,000.00	6,450.00	6,450.00	13,550.00	67.75 %
400-310-64001	IT Equipment & Support	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
400-310-64002	Software	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
400-310-64003	Uniforms	15,000.00	15,000.00	62.50	62.50	14,937.50	99.58 %
400-310-64006	Fleet Acquisition	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00 %
400-310-64008	Fuel	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
400-310-64010	Supplies	60,000.00	60,000.00	68.18	68.18	59,931.82	99.89 %
400-310-64023	Equipment	570,000.00	570,000.00	0.00	0.00	570,000.00	100.00 %
400-310-65000	Network/Phone	0.00	0.00	51.75	51.75	-51.75	0.00 %
400-310-66002	Postage & Shipping	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %
Department: 310 - Utility Operations Total:		2,011,547.25	2,011,547.25	109,902.84	109,902.84	1,901,644.41	94.54%
Department: 311 - Arrowhead Wastewater Plant							
400-311-63026	Arrowhead - Routine Operations	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
400-311-63027	Arrowhead - Non-Routine Operatio	24,000.00	24,000.00	0.00	0.00	24,000.00	100.00 %
400-311-63028	Arrowhead - Lift Station Maintenan	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00 %
400-311-63030	Arrowhead - Drip Field Maintenanc	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-311-63031	Arrowhead - Sludge Hauling	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
400-311-64022	Arrowhead - Chemicals	18,000.00	18,000.00	1,521.00	1,521.00	16,479.00	91.55 %
400-311-65017	Arrowhead - Electricity	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00 %
400-311-71013	Arrowhead Plant Lease	286,560.00	286,560.00	42,460.00	42,460.00	244,100.00	85.18 %
Department: 311 - Arrowhead Wastewater Plant Total:		499,560.00	499,560.00	43,981.00	43,981.00	455,579.00	91.20%
Department: 312 - Big Sky Wastewater Plant							
400-312-63025	Big Sky - Wastewater Treatment Pla	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
400-312-63026	Big Sky - Routine Operations	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
400-312-63027	Big Sky - Non-Routine Operations	21,450.00	21,450.00	0.00	0.00	21,450.00	100.00 %
400-312-63030	Big Sky - Drip Field Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
400-312-63031	Big Sky - Sludge Hauling	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
400-312-64022	Big Sky - Chemicals	18,000.00	18,000.00	1,501.50	1,501.50	16,498.50	91.66 %
400-312-65017	Big Sky - Electricity	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00 %
Department: 312 - Big Sky Wastewater Plant Total:		165,950.00	165,950.00	1,501.50	1,501.50	164,448.50	99.10%
Department: 313 - Water Reuse							
400-313-63026	Routine Operations	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
400-313-63027	Non-Routine Operations	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
400-313-63029	Water Reuse System Maintenance	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
400-313-63044	Irrigation	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Department: 313 - Water Reuse Total:		50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%
Department: 320 - Development/Capital							
400-320-62002	Engineering and Surveying	316,500.00	316,500.00	0.00	0.00	316,500.00	100.00 %
400-320-62019	Planning & Permitting	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
400-320-71000	Capital Projects	840,000.00	840,000.00	0.00	0.00	840,000.00	100.00 %
400-320-90007	Transfer to Debt Service	2,268,210.50	2,268,210.50	0.00	0.00	2,268,210.50	100.00 %
Department: 320 - Development/Capital Total:		3,428,710.50	3,428,710.50	0.00	0.00	3,428,710.50	100.00%
Department: 330 - TWDB Project							
400-330-72002	TWDB Engineering and Surveying	625,000.00	625,000.00	29,904.17	29,904.17	595,095.83	95.22 %

[400-330-72003](#)

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
TWDB - Special Council and Consul	1,325,000.00	1,325,000.00	0.00	0.00	1,325,000.00	100.00 %
Department: 330 - TWDB Project Total:	1,950,000.00	1,950,000.00	29,904.17	29,904.17	1,920,095.83	98.47%
Expense Total:	10,199,474.92	10,199,474.92	211,191.90	211,191.90	9,988,283.02	97.93%
Fund: 400 - Utilities Surplus (Deficit):	-4,540,974.92	-4,540,974.92	200,185.06	200,185.06	4,741,159.98	104.41%
Report Surplus (Deficit):	-5,580,366.00	-5,580,366.00	-221,626.00	-221,626.00	5,358,740.00	96.03%

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
000 - Undesignated	12,643,239.53	12,643,239.53	836,619.18	836,619.18	-11,806,620.35	93.38%
200 - Planning & Development	634,825.00	634,825.00	107,331.79	107,331.79	-527,493.21	83.09%
201 - Building	1,540,000.00	1,540,000.00	143,339.82	143,339.82	-1,396,660.18	90.69%
400 - Parks & Recreation	620,975.61	620,975.61	830.00	830.00	-620,145.61	99.87%
402 - Aquatics	54,988.75	54,988.75	0.00	0.00	-54,988.75	100.00%
404 - Founders Day	173,712.50	173,712.50	0.00	0.00	-173,712.50	100.00%
Revenue Total:	15,667,741.39	15,667,741.39	1,088,120.79	1,088,120.79	-14,579,620.60	93.06%
Expense						
000 - Undesignated	7,063,164.39	7,063,164.39	32,971.08	32,971.08	7,030,193.31	99.53%
100 - City Council/Boards & Commissions	17,000.00	17,000.00	7,300.00	7,300.00	9,700.00	57.06%
101 - City Administrators Office	0.00	0.00	99,872.32	99,872.32	-99,872.32	0.00%
102 - City Secretary	30,560.00	30,560.00	15,117.06	15,117.06	15,442.94	50.53%
103 - Courts	15,500.00	15,500.00	500.00	500.00	15,000.00	96.77%
104 - City Attorney	12,000.00	12,000.00	40,401.94	40,401.94	-28,401.94	-236.68%
105 - Communications	31,930.00	31,930.00	35,119.57	35,119.57	-3,189.57	-9.99%
106 - IT	567,049.93	567,049.93	51,325.43	51,325.43	515,724.50	90.95%
107 - Finance	2,303,623.60	2,303,623.60	182,356.59	182,356.59	2,121,267.01	92.08%
200 - Planning & Development	90,000.00	90,000.00	39,273.24	39,273.24	50,726.76	56.36%
201 - Building	792,000.00	792,000.00	72,069.19	72,069.19	719,930.81	90.90%
300 - Wastewater	2,655,000.00	2,655,000.00	0.00	0.00	2,655,000.00	100.00%
304 - Maintenance	1,340,458.00	1,340,458.00	683,177.90	683,177.90	657,280.10	49.03%
400 - Parks & Recreation	804,367.00	804,367.00	96,987.73	96,987.73	707,379.27	87.94%
401 - DSRP	408,050.06	408,050.06	50,268.04	50,268.04	357,782.02	87.68%
402 - Aquatics	226,513.00	226,513.00	9,370.01	9,370.01	217,142.99	95.86%
404 - Founders Day	223,601.80	223,601.80	0.00	0.00	223,601.80	100.00%
500 - Emergency Management	35,710.00	35,710.00	12,359.41	12,359.41	23,350.59	65.39%
Expense Total:	16,616,527.78	16,616,527.78	1,428,469.51	1,428,469.51	15,188,058.27	91.40%
Fund: 100 - General Fund Surplus (Deficit):	-948,786.39	-948,786.39	-340,348.72	-340,348.72	608,437.67	64.13%
Fund: 200 - Dripping Springs Ranch Park						
Revenue						
401 - DSRP	1,604,825.00	1,604,825.00	22,420.23	22,420.23	-1,582,404.77	98.60%
Revenue Total:	1,604,825.00	1,604,825.00	22,420.23	22,420.23	-1,582,404.77	98.60%
Expense						
400 - Parks & Recreation	11,000.00	11,000.00	360.00	360.00	10,640.00	96.73%
401 - DSRP	1,684,429.69	1,684,429.69	103,522.57	103,522.57	1,580,907.12	93.85%
Expense Total:	1,695,429.69	1,695,429.69	103,882.57	103,882.57	1,591,547.12	93.87%
Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	-90,604.69	-90,604.69	-81,462.34	-81,462.34	9,142.35	10.09%
Fund: 400 - Utilities						
Revenue						
300 - Wastewater	1,687,500.00	1,687,500.00	187,234.45	187,234.45	-1,500,265.55	88.90%
301 - Water	421,500.00	421,500.00	136,658.66	136,658.66	-284,841.34	67.58%
320 - Development/Capital	1,634,500.00	1,634,500.00	87,483.85	87,483.85	-1,547,016.15	94.65%
330 - TWDB Project	1,915,000.00	1,915,000.00	0.00	0.00	-1,915,000.00	100.00%
Revenue Total:	5,658,500.00	5,658,500.00	411,376.96	411,376.96	-5,247,123.04	92.73%
Expense						
300 - Wastewater	1,236,207.17	1,236,207.17	25,902.39	25,902.39	1,210,304.78	97.90%
301 - Water	857,500.00	857,500.00	0.00	0.00	857,500.00	100.00%
310 - Utility Operations	2,011,547.25	2,011,547.25	109,902.84	109,902.84	1,901,644.41	94.54%
311 - Arrowhead Wastewater Plant	499,560.00	499,560.00	43,981.00	43,981.00	455,579.00	91.20%
312 - Big Sky Wastewater Plant	165,950.00	165,950.00	1,501.50	1,501.50	164,448.50	99.10%
313 - Water Reuse	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%
320 - Development/Capital	3,428,710.50	3,428,710.50	0.00	0.00	3,428,710.50	100.00%

Budget Report

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
330 - TWDB Project	1,950,000.00	1,950,000.00	29,904.17	29,904.17	1,920,095.83	98.47%
Expense Total:	10,199,474.92	10,199,474.92	211,191.90	211,191.90	9,988,283.02	97.93%
Fund: 400 - Utilities Surplus (Deficit):	-4,540,974.92	-4,540,974.92	200,185.06	200,185.06	4,741,159.98	104.41%
Report Surplus (Deficit):	-5,580,366.00	-5,580,366.00	-221,626.00	-221,626.00	5,358,740.00	96.03%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	-948,786.39	-948,786.39	-340,348.72	-340,348.72	608,437.67
200 - Dripping Springs Ranch Park	-90,604.69	-90,604.69	-81,462.34	-81,462.34	9,142.35
400 - Utilities	-4,540,974.92	-4,540,974.92	200,185.06	200,185.06	4,741,159.98
Report Surplus (Deficit):	-5,580,366.00	-5,580,366.00	-221,626.00	-221,626.00	5,358,740.00



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Gray Lahrman, Utilities Operations Manager

Council Meeting Date: 12/18/2025

Agenda Item Wording: Discussion and possible action to award an Agreement for Sewage Sludge Disposal Services and Related Wastewater Services to Wastewater Transport Services LLC and authorize staff to finalize and execute the agreement. Sponsor: Mayor Bill Foulds, Jr.

Agenda Item Requestor:

Summary/Background: The City of Dripping Springs has been using Wastewater Transport Services LLC for sludge hauls and disposals for all of the Wastewater Treatment Facilities that we operate. We had a contract with Wastewater Solutions that we entered into a year ago after using their services for years including times facilities were operated by Inframark. Since we anticipate spending more than \$50,000 this year for sludge hauling and other related services we have issued a RFP where we received three proposals.

Based on the submittals Utility Department recommends contracting with Wastewater Transport Services, LLC. They have proposed the best rates on sludge haul/disposal as well as with other services requested. Wastewater Transport offers all of the other services we requested in the RFP whereas other companies may only offer some of these services. Wastewater Transport has a long history of working with the City and has a proven track record of fulfilling the services requested from The City of Dripping Springs Utilities Department. City Operators have developed relations with staff and have set expectations of which they have followed. Lastly, Wastewater Transport is familiar with all facility locations and most of the collection system. These relationships, expectations and knowledge of the system take time and effort to cultivate adding value to this decision

Commission Recommendations:

Recommended Council Actions: City Staff recommends awarding the contract to Wastewater Transport Services, LLC.

Attachments:

Next Steps/Schedule: Award contract to Wastewater Transport, LLC for the term of one year commencing January 1, 2026 with the possibility of (2) one year renewals.



**REQUEST FOR PROPOSALS
CITY OF DRIPPING SPRINGS, TEXAS
SEWAGE SLUDGE DISPOSAL**

Sealed Bids, one (1) original, (5) copies, and one (1) electronic copy (in PDF format) on a flash drive shall be delivered to the City of Dripping Springs, City, 511 Mercer St, Dripping Springs TX 78620, at or before: 4:00 PM on Friday, December 5, at which time bids will be publicly opened and read. Bids received after the opening date and time will not be considered.

NOTICE TO BIDDERS

PROJECT: Sewage Sludge Disposal and Related Wastewater Services

DUE DATE AND TIME: **Friday, December 5, 2025 at 4:00 PM**

SUBMISSION LOCATION: For Hand Delivery:
City of Dripping Springs
Gray Lahrman
511 Mercer Street
Dripping Springs, Texas 78620

For U.S. Mail:
City of Dripping Springs
Gray Lahrman
Post Office Box 384
Dripping Springs, Texas 78620

No submissions by fax or email.

DEADLINE FOR INQUIRIES: **December 1, 2025 at 3:00 P.M.**

TYPE OF WORK: Contractor shall provide all necessary labor, material, and equipment to provide sewage sludge hauling and related services for the City of Dripping Springs starting on or about January 1, 2026, and ending on or about December 31, 2026, and subsequent renewal periods in strict accordance with the terms, conditions, and provisions of this solicitation.

COSTS: The proposal shall include the cost of sludge hauling, transport, and disposal of sludge and related wastewater services as needed and listed in the solicitation.

Inquiries regarding this request must only be submitted in writing to Gray Lahrman, via e-mail at glahrman@cityofdrippingsprings.com with “Sludge Disposal RFP” in the subject line. Written requests from interested firms and written responses by the City will be provided to all Applicants who have provided their contact information to Gray Lahrman as an interested party. This is the only permissible contact with the City regarding this bid process until the bids are opened and the Applicant is contacted by the City, except that bids may be submitted at City Hall with City staff.

CITY OF DRIPPING SPRINGS, TEXAS
 511 Mercer Street
 Dripping Springs, Texas 78620
 (512) 858-4725

REQUEST FOR PROPOSALS

Sealed bids addressed to the City of Dripping Springs, 511 Mercer Street, Dripping Springs, Texas, 78620, will be received from Contractors interested in providing sewage sludge hauling services as specified by the City of Dripping Springs, Texas for a NON-EXCLUSIVE CONTRACT DURATION OF ONE (1) YEAR, WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL ONE (1) YEAR PERIODS.

THE AGREEMENT SHALL BE A NON-TRANSFERABLE AGREEMENT.

Contract awards for the sewage sludge hauling services will be made to the best value, responsive, responsible bidder. The lowest and best value bids are those, which result in the lowest cost to the City of Dripping Springs for sludge hauling and related services to be performed by a qualified bidder. The City reserves the right to reject any and all bids and to waive any and all irregularities. Evaluation criteria are below.

NO PRE-SUBMITTAL CONFERENCE: A pre-submittal conference will not be held.

1.0 EVALUATION CRITERIA:

Selection of the Contractor will be based on qualifications and rates. Criteria shall include:

- (a) the purchase price;
- (b) the reputation of the Contractor and of the Contractor's services;
- (c) the quality of the Contractor's services, as demonstrated by the Contractor's verifiable history of providing services comparable to those proposed in response to this Request for Bids;
- (d) the extent to which the services meet the City's needs;
- (e) the Contractor's past relationship with the City; and
- (f) the total long-term cost to the City to acquire the bidder's goods or services.

Bids shall include sufficient information to allow the City to evaluate qualifications based on the criteria above. This may include, without limitation, a list of relevant past projects on which the Contractor was engaged and a list of references able to speak to the Contractor's past performance.

Should this solicitation fail to contain sufficient information in order for interested contractors to obtain a clear understanding of the services required by the City, or should it appear that the instructions outlined in the solicitation are not clear or are contradictory, any interested contractor may in writing request clarification from Gray Lahrman, no later than **3:00 P.M. at December 1, 2025** prior to the required time and date for sealed bid submission. The interested contractor shall email a copy of the written clarification request to the Gray Lahrman, at glahrman@cityofdrippingsprings.com. Written requests from interested firms and written responses by the City will be provided to all Applicants. This is the only permissible contact with the City regarding this bid process until the bids are opened and the Applicant is contacted by the City. **Any interested applicant who would like to receive written responses or**

addendums to this solicitation directly shall provide their contact information to Gray Lahrman at glahrman@cityofdrippingsprings.com.

2.0 GENERAL CONTRACT REQUIREMENTS

The General Contract requirements are in the attachments. Please see:

Schedule "A" Scope of Work
Schedule "B" Insurance Requirements

Insurance certificates satisfactory to the City must be received before contractor can begin work. Failure to supply and maintain such insurance shall be a in breach of contract. Insurance certification must be supplied to:

City of Dripping Springs
511 Mercer St. /P.O. 384
Dripping Springs, Texas 78620

CONFLICT OF INTEREST: A statement indicating the Applicant has no conflict of interest with the City of Dripping Springs, including any past or present employees or past or present elected officials of the City. **THE CIQ FORM MUST BE SUBMITTED WITH THE SEALED BID. THE FORM IS AVAILABLE HERE: [HTTPS://WWW.ETHICS.STATE.TX.US/FORMS/CIO.PDF](https://www.ethics.state.tx.us/forms/cio.pdf)**

APPLICANTS WILL ALSO BE REQUIRED TO COMPLETE A 1295 FORM FROM THE TEXAS ETHICS COMMISSION AVAILABLE AT [HTTPS://WWW.ETHICS.STATE.TX.US/WHATSNEW/ELF INFO FORM1295.HTM](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

3.0 CONTRACTOR'S RESPONSIBILITY FOR DAMAGE CLAIMS

DAMAGES: In the event a written claim for damages against the Contractor remains unsettled at the time payment for work on the project is pending, City is authorized to withhold from said payment, at City's discretion, the amount of said claim, unless the Contractor shall submit written evidence satisfactory to City that the claim has been settled and a release has been obtained from the claimant involved, or good faith efforts have been made to settle such outstanding claims, and such good faith efforts have failed.

4.0 DELIVERIES AND PERFORMANCE

NOTE: THE CITY HAS THE AUTHORITY TO CANCEL SCHEDULED SLUDGE HAULING CYCLES ON A WEEK-TO-WEEK BASIS. THE CANCELLATION WILL BE BASED UPON NEED, PREVAILING WEATHER CONDITIONS, AND AVAILABLE FUNDING.

THE CONTRACTOR WILL BE NOTIFIED OF ANY CANCELLATIONS.

THE CITY MAY CHANGE THE FREQUENCY OF SLUDGE HAULING CYCLES AT ANY TIME.

CONTRACTORS MAY BE CALLED UPON TO PERFORM ADDITIONAL CYCLES OF SLUDGE HAULING OR RELATED SERVICES AS REQUESTED WITHIN TWO

BUSINESS DAYS OF THE REQUEST, AT THE PRICE AGREED UPON IN THE CONTRACT FOR NUMBER OF MONTHLY HAULS.

5.0 COST OF DEVELOPING SEALED BIDS

All costs related to the preparation of the sealed bids and any related activities are the sole responsibility of the Applicants. The City assumes no liability for any costs incurred by the Applicants throughout the entire selection process.

6.0 SCOPE OF WORK

The City is requesting proposals to provide, transportation and disposal of sewage sludge, commencing January 1, 2026, for one year, with the possibility of two (2) one year renewals.

Scope of Service

The contracted hauler or haulers will haul sludge to an approved landfill or landfills. The hauler must provide an approved method of transportation with a TCEQ designation for hauling sewage sludge. The sludge is hauled wet rendering a typical solids content of 2-8%. The 40 cubic yard/7000 gallon tankers must be water-tight and covered with a tarp for transportation.

Availability

Contractor must be able to provide service in emergency situations. The successful bidder must provide transportation and disposal within 12 hours of request. The City reserves the right to use a secondary contractor if services are not rendered in the 12 hour period.

Sewage Sludge Haul Scope of Work

- South Regional Wastewater Treatment Facility digested sludge hauls and disposal
 - o 14,000 gallons to 42,000 gallons per week
 - o Minimum 14,000 gallons per scheduled day
 - o Prescheduled reoccurring hauls
 - o Two days' notice for any changes in scheduling
 - o Prescheduled Work will occur M-F 7am – 3pm
 - o Must notify immediately for any spilled sludge and provide clean up at no charge
- Big Sky Wastewater Treatment Facility – digested sludge hauls and disposal
 - o 7,000 to 28,000 gallons per Month
 - o Minimum 7,000 gallons per scheduled day
 - o Scheduled 2 days in advance as needed
 - o Two days' notice for any changes in scheduling
 - o Prescheduled Work will occur M-F 7am – 3pm
 - o Must notify immediately for any spilled sludge and provide clean up at no charge
- Arrowhead Wastewater Treatment Facility - digested sludge hauls and disposal
 - o 7,000 to 28,000 gallons per Month

- o Minimum 7,000 gallons per scheduled day
- o Scheduled 2 days in advance as needed
- o Two days' notice for any changes in scheduling
- o Prescheduled Work will occur M-F 7am – 3pm
- o Must notify immediately for any spilled sludge and provide clean up at no charge

Other Services (priced in emergency and non-emergency)

- Line jetting / sewer clog
- Lift station cleaning
- Sanitary sewer overflow clean-up
- Pump truck services
- Vac Truck Services
- Line televising

Non-emergency work to be scheduled within 3 days

Emergency work to be completed ASAP

7.0 PROPOSAL OUTLINE

The following outline shall be used by proposers when completing their proposals:

- i. Title Page
- ii. Invitation for Proposals Sheet: including company name, address, contact name, phone number, and e-mail address, signature of the designated representative authorized to bind the proposing company
- iii. Company Description
 - 1.1 Business Structure
 - 1.2 Description of Proposer's Experience
- iv. Proposed Rates for Services

**INVITATION FOR PROPOSALS SHEET
SEWAGE SLUDGE HAULING
CITY OF DRIPPING SPRINGS, TEXAS**

Having read and understood the instructions, terms, conditions, and specifications, we submit the following:

Witness

Company Name

Date

Authorized Representative Signature

Printed Name

Title

Address

Telephone Number

City, State, Zip Code

Tax Identification Number (TIN)

Email Address

Contact Name: _____

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED

COMPANY DESCRIPTION

1.1 BUSINESS STRUCTURE

State that proposer is authorized to do business in Texas.

Identify the legal entity(ies) that would execute the Agreement. State whether each entity is a sole proprietorship, partnership, corporation, or joint venture. Describe in detail the relationship of the proposer to the entity that will execute the Agreement.

1.2 DESCRIPTION OF PROPOSER'S EXPERIENCE

Describe the proposer's experience in providing similar services to three to five jurisdictions in Texas, including any experience with the City of Dripping Springs. The jurisdictions described should be of similar size and demographics to the service area of the City. Proposers without municipal experience will not be disqualified solely on that basis, however that lack of experience will be considered in the evaluation of proposer qualifications. The services provided to reference jurisdictions should be similar to those being procured through this RFP. The description shall include:

- A. The service performed;
- B. The jurisdiction where the activities were performed and commencement date of the agreement;
- C. The name, address, and telephone number of each jurisdiction representative responsible for administering the agreement;
- D. The number of customers served, gallons collected, and type; and
- E. Other wastewater related services as listed herein.

PROPOSED RATES FOR FRONT END SERVICE
All fees included.

Pickup Frequency per Week – Prescheduled (2 business day notice minimum)	Unit Price per Container – 40 cubic yd/7000 gallon
1	
2	
3	
4	
5	
6	
Extra P/U – Emergency	

ADDITIONAL SERVICES

Service	Non-Emergency (3 days)	Emergency (immediately)
Line Televising		
Lift Station Cleaning/Pumping		
Disposal of Raw Sewage		
Hydrojetting Sewer Line		
Pump Truck Services		
Vac Truck Services		

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED

Insurance Requirements

CITY OF DRIPPING SPRINGS CONTRACTOR'S INSURANCE REQUIREMENTS

Contractor providing goods, materials, and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

Certificate of Insurance: Certificates of insurance evidencing all of the required insurance coverages shall be submitted with the Contractor's submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is renewed or extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall also be provided to the City of Dripping Springs prior to the date the contract is renewed or extended.

Type of Contract Type and Amount of Insurance

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$1,000,000 per occurrence for bodily injury, personal injury, and property damage and \$2,000,000 Annual Aggregate.
- Automobile Liability with a minimum of:
 - \$250,000 Bodily Injury Per Person Each Accident
 - \$500,000 Bodily Injury Each Accident
 - \$100,000 Property Damage; or
 - \$1,000,000 Combined Single Limit Each Accident



**ADDENDUM NO. 1 TO REQUEST FOR PROPOSALS
CITY OF DRIPPING SPRINGS, TEXAS
SEWAGE SLUDGE DISPOSAL AND RELATED WASTEWATER SERVICES**

Date: December 2, 2025

This Addendum is issued to clarify the Request for Proposals (RFP) for Sewage Sludge Disposal and Related Wastewater Services, originally issued by the City of Dripping Springs, Texas.

CLARIFICATION REGARDING "OTHER SERVICES"

The City wishes to clarify that the "Other Services" listed in the Scope of Work section of the RFP (including, but not limited to, line jetting/sewer clog, lift station cleaning, sanitary sewer overflow clean-up, pump truck services, vac truck services, and line televising) are considered optional services. Proposers are not required to submit pricing for these "Other Services" in order to be eligible for award of the primary contract for sewage sludge hauling, transport, and disposal.

Proposers who do not wish to provide pricing for the "Other Services" should not be discouraged from submitting a proposal for the primary sludge hauling services. The City will evaluate all proposals for the primary services regardless of whether pricing for the "Other Services" is included.

All other terms and conditions of the RFP remain unchanged.

END OF ADDENDUM N0.1



**ADDENDUM NO. 2 TO REQUEST FOR PROPOSALS
CITY OF DRIPPING SPRINGS, TEXAS
SEWAGE SLUDGE DISPOSAL AND RELATED WASTEWATER SERVICES**

Date: December 2, 2025

This Addendum is issued to amend and clarify the Scope of Service in the Request for Proposals (RFP) for Sewage Sludge Disposal and Related Wastewater Services, originally issued by the City of Dripping Springs, Texas.

REVISION TO SCOPE OF SERVICE – TANKER SIZE

The City hereby revises the Scope of Service as follows:

The requirement that sludge be hauled exclusively in 7,000-gallon tankers is amended. The City will accept proposals utilizing tankers with a capacity between 4,000 and 7,000 gallons, provided that all other requirements of the RFP are met. The City will not accept proposals that contemplate hauling sludge in significantly smaller loads (e.g., 500-gallon tankers), as this would create excessive traffic and operational inefficiency.

Proposers are encouraged to propose equipment within the 4,000 to 7,000-gallon range that is suitable for the work described. The City's intent is to allow flexibility in equipment size to encourage local competition, while ensuring that hauling is performed efficiently and with minimal disruption.

All other terms and conditions of the RFP remain unchanged.

END OF ADDENDUM NO.2



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Ginger Faught, Deputy City Administrator

Council Meeting Date: December 16, 2025

Agenda Item Wording: **Discussion and possible action on the Supplement to the Wholesale Water Agreement between the West Travis County Public Utility Agency and the City of Dripping Springs for the Wild Ridge Subdivision (Planned Development District No. 13).** *Sponsor: Mayor Bill Foulds, Jr.*

Summary/Background: The Wholesale Water Contract for the Wild Ridge Development is between the West Travis County Public Utility Agency or WTCPUA and the City of Dripping Springs. Through this Contract, the WTCPUA will provide wholesale water to the City, and the City will then supply retail water to the Wild Ridge Development. The City already has a retail water agreement in place for Wild Ridge.

The City and LCRA (predecessor to the WTCPUA) entered into a wholesale water supply agreement in 2003 to, among other things, specify which properties would be provided with retail water service from LCRA, the Dripping Springs Water Supply Corporation, and the City of Dripping Springs.

The WTCPUA assumed the rights and obligations of LCRA by agreement dated March 19, 2012.

Originally, we simply amended the Wholesale Water Supply Agreement between the Lower Colorado River Authority (now the WTCPUA) and the City of Dripping Springs to allow for retail water service to various properties. This became unwieldy because it resulted in numerous amendments to that Contract. Thus, we entered into a new Wholesale Contract with the WTCPUA which contemplated that any new developments will simply be handled through “Supplements” – all of which are consistent with each other. We currently have one such Supplement in place for the Anarene Development (effective July 30, 2024). This Supplement is very similar to the Anarene Supplement.

This Supplement defines the terms upon which wholesale (and, therefore, retail) water is made available. It commits the developer to base charges and volumetric charges. It also commits the Developer to participate in the construction of a 16" water main, and dedication of a site to the WTCPUA for water facilities. It also requires dedication of necessary easements and defines the total number of LUEs that will be made available (1,056 LUEs, phased consistent with construction of certain facilities).

This Supplement is critical to allow the City to become a retail water provider and will provide for much needed infrastructure for that to occur.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Approve as presented.

SUPPLEMENT TO WHOLESALE WATER AGREEMENT BETWEEN WTCPUA & CITY OF DRIPPING SPRINGS

Project: Wild Ridge

Project Boundaries: As shown on **Attachment A** (*map of project area and delivery points*)

Delivery Point(s): As shown on **Attachment A**

Service Availability Letter: October 21, 2021 (See **Attachment B**):

Max Day Reservation LUEs: 1,056 as phased in accordance with the Service Availability Letter

Maximum Daily Flow: 912,384 gallons per day

Maximum Hourly Rate: 126,720 gallons per hour

Maximum Annual Quantity for Delivery Point (Surcharge Applies): 173.448 million gallons per year

Maximum Peak Day Use for Delivery Point (Surcharge Applies): 912,384 gallons per day

Monthly Base Charge: \$4,962.49 (See also schedule at **Attachment C**)

Volumetric Charge: \$1.57 per 1,000 gallons

Impact Fees: WTCPUA approved Impact Fee amount in effect at time of payment as may be amended from time to time.

Reservation Fees: WTCPUA approved Reservation Fee allocable to the Project as may be amended from time to time.

Legal and Engineering Reimbursement Due: \$5,000 and as may be invoiced by WTCPUA from time to time.

Effective Date: Date of execution by WTCPUA as shown below.

The West Travis County Public Utility Agency (“WTCPUA”) and the City of Dripping Springs enter into this Supplement to Wholesale Water Agreement (“Supplement”) pursuant to that certain Amended and Restated Wholesale Water Services Agreement Between the West Travis County Public Utility Agency and the City of Dripping Springs effective March 28, 2024 (“Wholesale Agreement”) for the above referenced Project in the Wholesale Service Area. Terms as defined in the Wholesale Agreement apply to this Supplement. WTCPUA agrees to provide Wholesale Service to the Project, and the City agrees to compensate WTCPUA for such service in accordance with the terms and conditions of the Wholesale Service Agreement under the specific conditions as set forth above in this Supplement. WTCPUA and the City agree that commencement of Wholesale Water Services to the Project at the Delivery Point, or any phase thereof, shall be

subject to the completion of and WTCPUA's acceptance of Improvements and completion of WTCPUA Capital Projects as identified in the Service Availability Letter as modified by this Supplement.

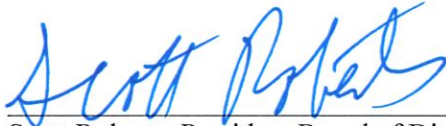
The WTCPUA and the City agree to clarify or modify certain terms of this Supplement and the Service Availability Letter as set forth in **Attachment D**.

To the extent that any term of this Supplement conflicts with the Service Availability Letter, the term of this Supplement shall govern.

WTCPUA may terminate this Supplement upon written notice to City for any of the LUEs for which (i) a Water Impact Fee has not been paid in accordance with the Wholesale Agreement and this Supplement by the fifteenth anniversary of the Effective Date of this Supplement as defined above; (ii) for nonpayment of Reservation Fees in accordance with the Wholesale Agreement; or (iii) for any other reasons as provided in the Wholesale Agreement. Otherwise, the term of this Supplement remains in effect for the same term as the Wholesale Agreement.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

By:



Scott Roberts, President Board of Directors

Date:

11/20/25

CITY OF DRIPPING SPRINGS

By: _____

Printed Name: _____

Title: _____

Date: _____

TERMS ARE UNDERSTOOD AND ACCEPTED:

MERITAGE:

MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

By: _____

Name: Brandon Hammann

Title: Vice President of Land Development

Attachment A



Attachment B



WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

13215 Bee Cave Parkway
 Building B, Suite 110
 Bee Cave, Texas 78738
 Office: 512/263-0100
 Fax: 512/263-2289
 wtcpua.org

October 21, 2021

Ms. Ginger Faught, Deputy City Administrator
 City of Dripping Springs
 511 Mercer Street
 Dripping Springs, TX 78620

Re: Service Availability
 Wild Ridge (Project)
 WTCPUA Project # TBD
 (Located outside of WTCPUA Certificate of Convenience and Necessity No. 13207)

Ms. Faught:

The West Travis County Public Utility Agency (WTCPUA), as the wholesale water utility service provider for the referenced application, has completed its review of a requested service by application dated September 1, 2021 by the City of Dripping Springs ("Owner") and Wild Ridge ("Applicant"). This Property is subject to the *Wholesale Water Services Agreement Between Lower Colorado River Authority and City of Dripping Springs* ("Service Agreement") dated March 11, 2003, as assigned. In accordance with West Travis County Public Utility Agency Water and Sewer Service and Development Policies, the WTCPUA will provide a total Level of Service allocation of **1,056 LUEs**, effective upon the Owner and Applicant complying with the Service Extension Request (SER) Conditions for the Project set forth below:

SER CONDITIONS

1. Water service is contingent on additional facilities being built by the WTCPUA that are required to serve the full amount requested for development.
2. The Owner and Applicant are subject to the terms and conditions of *West Travis County Public Utility Agency Regional Water and Wastewater Systems Schedule for Rates, Fees, Charges and Terms and Conditions of Water and Wastewater Service*, known as the WTCPUA Rate Tariff, as amended from time to time by the Board of Directors of the West Travis County Public Utility Agency.
3. Wholesale water service is subject to the Owner and/or Applicant filing an application to the appropriate and competent jurisdiction and obtain approval to add to its current *Certificate of Convenience and*

Supplement to Wholesale Water Agreement
 (City of Dripping Springs)

Ms. Ginger Faught
Page 2
October 21, 2021

Necessity all the Property as described herein for the Exclusive Right to provide potable water service to the Property;

4. The Owner and/or Applicant must apply for Raw Water Contract from the Lower Colorado River Authority;
5. Wholesale water service is subject to the Owner entering into an *Amended and Restated Wholesale Water Supply Agreement* with the WTCPUA enumerating, specifying, documenting and clarifying certain elements of the Agreement including, but not limited to, wholesale rates, Point of Delivery, extensions of service, etc.— alternately, the WTCPUA would provide retail service should the City elect not to;
6. The Owner and/or Applicant completes the review process of technical plans associated with necessary modifications to the existing WTCPUA infrastructure due to the Project and new facilities necessary to facilitate the delivery of wholesale water service to the Owner;
7. The Owner and/or Applicant or the WTCPUA constructs, at Applicant's sole cost and expense, all water service extensions of facilities necessary to facilitate wholesale service to the Property, including but not limited to:
 - a. A minimum 16" water line for interim service from the 1420 pressure plane infrastructure at US290, in the vicinity of or directly from the WTCPUA 1420 Elevated Storage Tank that will ultimately connect to the WTCPUA RR 12 extension;
8. The WTCPUA inspects and accepts such facilities and Owner and/or Applicant conveys such facilities to the WTCPUA;
9. Owner and/or Applicant shall coordinate with the WTCPUA for identification and dedication of an elevated storage tank (EST) site, the location of which shall be mutually agreed to, for construction of a WTCPUA 1340 EST that may be a part of the WTCPUA CIP.
10. The Owner, at its sole cost and expense, grants to the WTCPUA all exclusive-use easements necessary for the WTCPUA to own and operate the facilities in a form and manner acceptable to the WTCPUA;
11. Service to 365 LUEs available from interim service via the 1420 pressure plane. Up to 1,000 LUES of service are available from the 1420 interim service, however such service shall be subject to WTCPUA review. 635 LUEs have been previously assigned to the City of Dripping Springs; however, amended contracts have not been completed for them.
12. Service beyond 1,000 LUEs shall be contingent on the WTCPUA 1340 facility improvements, including the Fitzhugh Road Water Line, RR 12 Extension, the 1340 Elevated Storage Tank and US 290 improvements (all of which are in the WTCPUA Capital Improvements Plan).
13. Prior to release of plans for construction, the Owner/Applicant shall pay all required engineering review fees, legal fees, and inspection fees relating to all tasks required by the WTCPUA to provide service to the Proposed Development.
12. The PUA inspects and accepts the facilities per the approved construction plans and specifications.
13. The Owner, at its sole cost and expense, grants to the PUA all on-site and off-site easements necessary for the PUA to own and operate the facilities.

Ms. Ginger Faught

Page 3

October 21, 2021

14. The Applicant shall adopt one of the alternative water quality measures required of the new development as specified in that certain "Memorandum of Understanding" between the LCRA and the United States Fish and Wildlife Service (USFWS), dated May 24, 2000 (MOU) and the "Settlement Agreement and Stipulation of Dismissal" from the lawsuit, Hays County Water Planning Partnership, et. al. vs. Lt. General Robert B. Flowers, U.S. Army Corps of Engineers, Thomas E. White, Secretary of the Army, Gale Norton, Secretary of the Department of the Interior, and the Lower Colorado River Authority, W.D. Tex. 2002 (No. AOOCA 826SS) (Settlement Agreement) including:

- Measures approved by the USFWS through separate Section 7 consultation, or other independent consultation;
- TCEQ optional enhanced measures, Appendix A and Appendix B to RG-348; or
- U.S. Fish and wildlife Service Recommendations for Protection of Water Quality of the Edwards Aquifer dated September 1, 2000;

15. The Owner and/or Applicant agree that all plats include the following enforceable water quality provisions:
 1. Lots _____ contain USFWS stream buffer zones and/or sensitive feature setbacks as indicated hereon that must remain free of construction, development, or other alterations. Impervious cover and/or approved Optional Enhanced Measure (OEM) shall comply with the water quality plan approved for this subdivision and shall not be altered.

16. Any preliminary plans and final plats need WTCPUA approval prior to recording;

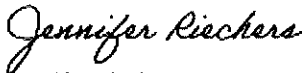
17. The Owner and/or Applicant pays all applicable fees and charges associated with the extension of service; and,

18. The Owner and/or Applicant follows and complies with all applicable WTCPUA rules and regulations pertaining to water service, as amended from time to time by the WTCPUA Board of Directors.

Please be advised that conditions may change over time and the WTCPUA will not reserve or commit water capacity to the Property until all conditions listed above are met. Also, please be advised that the WTCPUA will not provide direct fire flow service to the Property, and, as such, the Applicant may be required to install and maintain fire service facilities needed to meet local fire code regulations and requirements.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,



Jennifer Riechers
 General Manager

CC: Reuben Ramirez
 Tricia Altamirano
 Jennifer Smith
 Keli Kirkley
 Stephanie Albright, Lloyd Gosselink Rochelle & Townsend, P.C.
 Jason Baze, Murfee Engineering Company, Inc.

Supplement to Wholesale Water Agreement
 (City of Dripping Springs)

Ms. Ginger Faught
Page 4
October 21, 2021
George Murfee, Murfee Engineering Company, Inc.

Supplement to Wholesale Water Agreement
(City of Dripping Springs)

Attachment C

West Travis County Public Utility Agency
Wholesale Rate Study
Updated August 10, 2022
Individual Capital Amortization Schedule

City of Dripping Springs (Wild Ridge)
Series 2013-2022 Debt Payment
Schedule

Effective Interest Rate	Effective 10/1/2022 3.81%
Capital Cost Allocation	\$ 4,767,422
Plus Reserves	269,506
Plus Insurance Costs (2%)	100,739
Capital Cost Allocation	\$ 5,137,666
Build out LUEs	1,056
Annual Payment per LUE	\$ 1,171.13
Effective Impact Fee Credit	18%

	Interest Rate	Debt Amortization %,**	Projected LUEs	Beginning Balance	Additional Cost Added	Interest Expense	Subtotal	Total Annual Debt Payment	Ending Balance	Annual Minimum Bill Paid to PUA*	Average Monthly Base Fee	Base Charge per LUE
October - December 2022	3.81%			\$ 5,137,666		\$ 195,947	\$ 5,333,613	\$ 8,850	\$ 5,324,763	\$ 9,513.39	\$ 1,171.13	
2023	3.81%		95	\$ 5,324,763		\$ 203,083	\$ 5,527,846	\$ 35,400	\$ 5,492,446	\$ 38,053.55	\$ 1,171.13	\$ 33.38
2024	3.81%		123	\$ 5,492,446		\$ 209,478	\$ 5,701,924	\$ 120,360	\$ 5,581,564	\$ 129,382.05	\$ 1,171.13	\$ 33.38
2025	3.81%		551	\$ 5,581,564		\$ 212,877	\$ 5,794,441	\$ 205,319	\$ 5,589,121	\$ 220,710.56	\$ 1,171.13	\$ 33.38
2026	3.81%		779	\$ 5,589,121		\$ 213,165	\$ 5,802,286	\$ 250,279	\$ 5,512,007	\$ 312,039.07	\$ 1,171.13	\$ 33.38
2027	3.81%		975	\$ 5,512,007		\$ 210,224	\$ 5,722,231	\$ 163,315	\$ 5,558,916	\$ 380,549.54	\$ 1,171.13	\$ 33.38
2028	3.81%		1,056	\$ 5,358,916		\$ 204,385	\$ 5,563,301	\$ 193,498	\$ 5,369,803	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2029	3.81%		1,056	\$ 5,169,803		\$ 197,172	\$ 5,366,976	\$ 193,498	\$ 4,973,478	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2030	3.81%		1,056	\$ 4,973,478		\$ 189,685	\$ 5,163,163	\$ 193,498	\$ 4,769,665	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2031	3.81%		1,056	\$ 4,769,665		\$ 181,911	\$ 4,951,576	\$ 193,498	\$ 4,558,078	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2032	3.81%		1,056	\$ 4,558,078		\$ 173,842	\$ 4,731,920	\$ 193,498	\$ 4,338,422	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2033	3.81%		1,056	\$ 4,338,422		\$ 165,464	\$ 4,503,887	\$ 193,498	\$ 4,110,389	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2034	3.81%		1,056	\$ 4,110,389		\$ 156,767	\$ 4,267,156	\$ 193,498	\$ 3,873,658	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2035	3.81%		1,056	\$ 3,873,658		\$ 147,738	\$ 4,021,397	\$ 193,498	\$ 3,627,899	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2036	3.81%		1,056	\$ 3,627,899		\$ 138,165	\$ 3,766,064	\$ 193,498	\$ 3,372,766	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2037	3.81%		1,056	\$ 3,372,766		\$ 128,635	\$ 3,501,401	\$ 193,498	\$ 3,107,903	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2038	3.81%		1,056	\$ 3,107,903		\$ 118,533	\$ 3,226,416	\$ 193,498	\$ 2,832,938	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2039	3.81%		1,056	\$ 2,832,938		\$ 108,046	\$ 2,940,985	\$ 193,498	\$ 2,547,487	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2040	3.81%		1,056	\$ 2,547,487		\$ 97,159	\$ 2,644,646	\$ 193,498	\$ 2,251,148	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2041	3.81%		1,056	\$ 2,251,148		\$ 85,857	\$ 2,337,005	\$ 193,498	\$ 1,943,507	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2042	3.81%		1,056	\$ 1,943,507		\$ 74,124	\$ 2,017,631	\$ 193,498	\$ 1,624,133	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2043	3.81%		1,056	\$ 1,624,133		\$ 61,943	\$ 1,686,077	\$ 193,498	\$ 1,291,579	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2044	3.81%		1,056	\$ 1,291,579		\$ 49,159	\$ 1,341,737	\$ 193,498	\$ 948,379	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2045	3.81%		1,056	\$ 948,379		\$ 36,170	\$ 984,549	\$ 193,498	\$ 591,052	\$ 422,995.20	\$ 1,171.13	\$ 33.38
2046	3.81%	24.85%	1,056	\$ 591,052		\$ 22,542	\$ 613,594	\$ 97,759	\$ 515,795	\$ 105,130.01	\$ 8,760.83	\$ 8.30
2047	3.81%	24.85%	1,056	\$ 515,795		\$ 19,672	\$ 535,467	\$ 97,759	\$ 437,668	\$ 105,130.01	\$ 8,760.83	\$ 8.30
2048	3.81%	24.85%	1,056	\$ 437,668		\$ 16,692	\$ 454,361	\$ 97,759	\$ 356,562	\$ 105,130.01	\$ 8,760.83	\$ 8.30
2049	3.81%	24.85%	1,056	\$ 356,562		\$ 13,589	\$ 370,161	\$ 97,759	\$ 272,362	\$ 105,130.01	\$ 8,760.83	\$ 8.30
2050	3.81%	24.85%	1,056	\$ 272,362		\$ 10,348	\$ 282,750	\$ 97,759	\$ 184,951	\$ 105,130.01	\$ 8,760.83	\$ 8.30
2051	3.81%	24.85%	1,056	\$ 184,951		\$ 7,054	\$ 192,005	\$ 97,759	\$ 94,206	\$ 105,130.01	\$ 8,760.83	\$ 8.30
2052	3.81%	24.85%	1,056	\$ 94,206		\$ 3,593	\$ 97,799	\$ 97,759	\$ 0	\$ 105,130.01	\$ 8,760.83	\$ 8.30

*Debt payment recovers capital cost plus interest expense. Annual base fee is calculated by multiplying the annual debt payment times .25 for times coverage, and then subtracts the impact fee credit.

**Applied to debt payment in later years to accommodate for the addition of new debt, which caused the PUA's debt to go through 2052.

Attachment D

1. Paragraph 3 of the Service Availability Letter is hereby deleted. Owner shall not be required to add the Project to its Certificate of Convenience and Necessity.
2. Paragraph 7 of the Service Availability Letter is hereby modified to add the following sentence: The 16" water line specified in Paragraph 7 of the Service Availability Letter as shown on Attachment E (green line) (the "Water Line") must be built by Applicant to its shared property line with the Anarene development as a part of Phase I of Applicant's development. The location of the Water Line to the shared property line will be approved by City and WTCPUA.

3. Paragraph 9 of the Service Availability Letter is hereby modified as follows:

Paragraph 9: Owner and/or Applicant shall dedicate the site that is labeled "WTCPUA Site" on Attachment A of the Supplement to Wholesale Water Agreement Between WTCPUA & City of Dripping Springs to WTCPUA. Although labeled "WTCPUA Site", the site may be used by the WTCPUA for any WTCPUA facilities and is not limited to use as an elevated storage tank site, provided, however, that any such use shall comply with all applicable laws, regulations, ordinances and codes of the City and any other governmental authorities, as well as the requirements of Planned Development District No. 13: Wild Ridge as they relate to future improvements on or about the EST Site. Notwithstanding the foregoing sentence and notwithstanding any other agreement to the contrary, if needed to effectuate the purpose of this paragraph, the City may rezone or provide a variance to the existing zoning to allow for utilities and utility improvements on the the site that is labeled "EST Site."

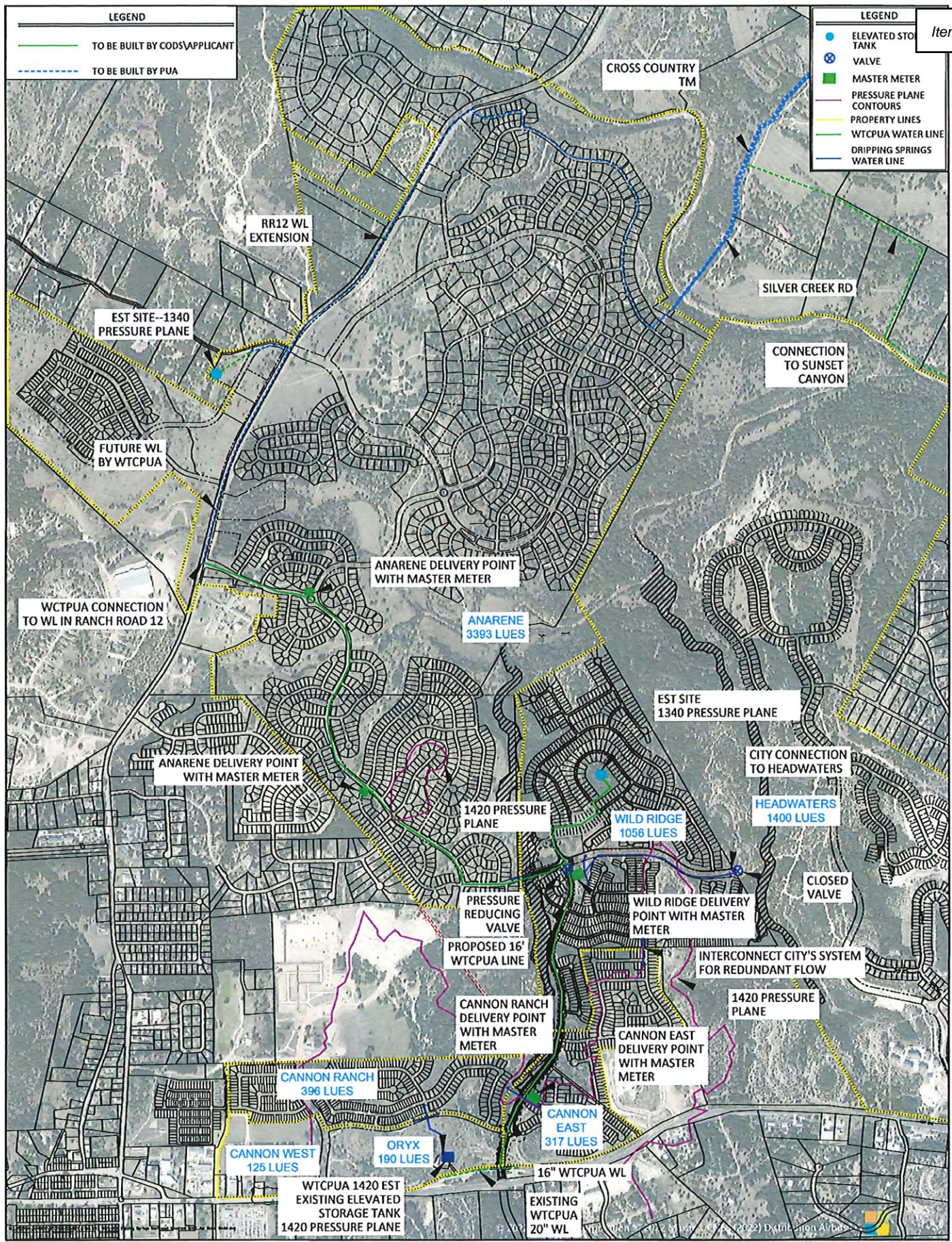
4. Paragraph 10 of the Service Availability Letter is hereby modified as follows: The Applicant, at its sole cost and expense, grants to the WTCPUA all exclusive-use easements necessary for the WTCPUA to own and operate WTCPUA facilities, at the WTCPUA Site as shown on Exhibit E, in a form and manner acceptable to the WTCPUA. Before Phase I construction may commence, Applicant must (a) execute a Right of Entry Agreement to allow the WTCPUA immediate access to the WTCPUA Site and such Right of Entry Agreement must also allow the WTCPUA to initiate construction of WTCPUA facilities if needed, and thereafter, (b) execute an easement in favor of the WTCPUA for access to the WTCPUA Site (the "Access Easement"). The Access Easement will be placed in escrow with an escrow agent acceptable to WTCPUA and Applicant pursuant to an Agreement to Grant Easement that is acceptable to the WTCPUA. The Access Easement will be released from escrow to the WTCPUA for filing with the Official Public Records of Hays County, Texas upon the earlier of (1) 12 months from the start of construction of Phase I of the development, or (2) upon the completion of Phase I of the development. If the WTCPUA records the Access Easement prior to the commencement of construction on the WTCPUA Site, then the Applicant (or its Assignee) retains the right to access the Access Easement area in order to work within that area to construct the required right-of-way improvements and required utility infrastructure. Applicant will provide prior written notice to the WTCPUA General Manager five (5) business days prior to

commencement of such work and agrees to schedule and manage its construction in a manner that does not impede WTCPUA's construction at the WTCPUA Site. Portions of the Access Easement that are within future public right-of-way shall terminate upon recordation of a final plat. The Agreement to Grant Easement must also contain provisions that require the Applicant to post a bond in an amount that is equivalent to the cost of the Water Line in a form and manner acceptable to the WTCPUA and the City. Such bond may be used by the WTCPUA to construct the Water Line in the event that Applicant does not fully construct the Water Line within 18 months after construction of the EST (defined below) is twenty-five percent (25%) complete, as evidenced by the percentage complete stated on the pay applications with the contractor for the EST. Applicant must execute and deliver a deed conveying the WTCPUA Site to the WTCPUA in a form and manner acceptable to the WTCPUA within 60 days of WTCPUA's execution of this Supplement. WTCPUA recognizes that time is of the essence. As such, the WTCPUA's review and approval shall be not unreasonably withheld, conditioned, or delayed.

5. Paragraph 11 of the Service Availability Letter is hereby replaced as follows: Service to 365 LUEs will be available from interim service via the 1420 pressure plane upon the occurrence of the following events (collectively, the "Wild Ridge Obligations"): (a) commencement of construction of the Water Line, (b) Applicant dedicates the WTCPUA Site to the WTCPUA, and (c) Applicant grants a permanent easement for the Water Line extension to the WTCPUA, AND such Wild Ridge Obligations occur prior to the completion of (i) the 1340 EST (to be constructed on Anarene or Double L property) (the "EST"), (ii) the RR 12 Extension, (iii) the Cross Country Transmission Main and (iv) the Hamilton Pool improvements (collectively, the "CIPs"). In the event that the Wild Ridge Obligations do not occur prior to the completion of all of the CIPs, the 365 LUEs will be available at the same time the remaining LUEs are available as specified in Paragraph 12 of the Service Availability Letter (as amended below). Applicant acknowledges that WTCPUA is not approving irrigation meters until completion of its expansion of its water treatment plant which is expected to be complete in 2027. Notwithstanding the foregoing, (y) within 120 days after the Wild Ridge Obligations are complete, the City shall deliver written notice to the developer of the Anarene property demanding that the developer commence construction of the offsite water line extending the 16" water line from the southern boundary of its Phase 1 to its common boundary with Applicant's property as shown on Attachment E ("Boundary Water Line") prior to the expiration of such 120-day period. If the developer of the Anarene property fails to commence the Boundary Water Line construction within such 120-day period or fails to diligently pursue completion of such construction after commencement thereof, Applicant must pay for and fund reasonable City attorney and City Special Counsel fees (including reasonable costs of litigation, if necessary) for the City to enforce all rights and remedies in connection with the construction of the Boundary Water Line, including, without limitation, calling on any bond or other fiscal surety posted by such developer and promptly thereafter causing commencement of construction of such Boundary Water Line and diligently pursuing completion of the same.

6. Paragraph 12 of the Service Availability Letter is hereby replaced as follows: Service beyond 365 LUEs is contingent upon completion of all of the following: (a) construction of the Water Line; (b) the CIPs; (c) the Uplands Water Treatment Plant upgrades; and (d) the US 290 30" Parallel line. Notwithstanding the previous sentence, service beyond 365 LUEs without the contingencies specified herein may be considered by the WTCPUA upon request by Applicant, but the decision as to whether such service would be available is made solely by the WTCPUA in its sole discretion. The EST will be funded and constructed by the WTCPUA in accordance with its Capital Improvement Plan. Notwithstanding anything to the contrary herein or in the Service Availability Letter, the WTCPUA's obligations herein and therein (including, without limitation, the obligation to issue all LUEs contemplated herein and therein) shall not be affected or impacted by any current or future moratorium (or similar action) imposed by the WTCPUA with respect to water availability and/or the issuance of LUEs by the WTCPUA.
7. This Supplement supercedes and replaces the Supplement approved by the WTCPUA Board of Directors on September 24, 2024.

Attachment E



CITY OF DRIPPING SPRINGS
NORTHEAST QUADRANT - MASTER WATER PLAN
EXHIBIT E
JANUARY 3, 2025





STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Shane Pevehouse, Building Official

Council Meeting Date: 16 December, 2025

Agenda Item Wording: **Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02 of the Code of Ordinances of the City of Dripping Springs, relating to Building Construction Codes.**

Agenda Item Sponsor: Mayor Foulds

Summary/Background: Our last Building Code Cycle update was approved in December of 2019. In order to maintain current building standards, I am proposing the City adopt the 2024 ICC Codes and 2023 NEC with the corresponding amendments noted in Attachment (a).

The proposed amendments were selected from a list generated by the North Central Texas Council of Governments (NCTCOG). NCTCOG is a volunteer association with over 230 members from 16 counties, numerous cities, school districts, and special districts. Since 1967, NCTCOG and its five advisory boards, comprised of public and private code professionals, has continually reviewed the latest editions of the model construction codes and recommended uniform amendments. North Hays County Fire Rescue uses the NCTCOG International Fire Code recommendations, aligning Building Construction and Fire Code amendments in Dripping Springs. The 2018 amendments adopted in December of 2019 were comprised of recommendations from the NCTCOG.

The ordinance was reorganized to consolidate rules applicable to all codes under Division 1 (General) and remove previous amendments/requirements that are now included in the codes. Definitions were expanded to clarify requirements for contractor registration, homestead permit exemptions, “pools”, and contractor, general contractor, trade contractor, and trade work.

The proposed amendments were reviewed and recommendations provided with the assistance of the Planning Department, City Engineer, Fire Marshal and Fire Inspector, in-house inspectors, and our 3rd Party Inspection company.

The recommended codes are:

2024 International Residential Code

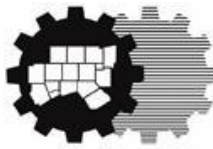
2024 International Building Code
2024 International Existing Building Code
2024 International Energy Compliance Code
2024 International Fuel Gas Code
2024 International Maintenance Code
2024 International Plumbing Code
2024 International Swimming Pool and Spa Code
2023 National Electric Code

**Commission
Recommendations:**

**Recommended
Council Actions:** Recommend Approval of the 2024 ICC Codes and 2023 National Electric Code and local amendments as proposed.

Attachments: Attachment (a) - NCTCOG proposed amendments with notes on local adoption
PowerPoint presentation
Draft Ordinance

Next Steps/Schedule: Send to City Secretary for execution



North Central Texas
Council of Governments

**Recommended Amendments to the
2024 International Residential Code**
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Residential Code* are hereby amended as follows: Standard type is text from the IRC. Underlined type is text inserted. ~~Lined through type is deleted text from IRC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment with the 2024 code.

In 2009, **the State Legislature enacted SB 1410 prohibiting cities from enacting fire sprinkler mandates in residential dwellings.** However, jurisdictions with ordinances that required sprinklers for residential dwellings prior to and enforced before January 1, 2009, may remain in place. Reference; Section R313 Automatic Fire Sprinkler Systems.

Red text is rejected as an amendment for Dripping Springs

Green text is proposed as an amendment for Dripping Springs

The energy provisions in IRC Chapter 11 is deleted in its entirety.

Reference the 2024 IECC for energy code provisions and recommended amendments.

[BJ recommends the section remain enforceable.]

****Section R102.4 Referenced codes and standards; change to read as follows:**

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

Section R103.1 Creation of Agency to read as follows:

R103.1 Creation of agency. The ~~[insert name of department]~~ Building Department is hereby created and the official in charge thereof shall be known as the building official.

[Remainder unchanged]

[Adds the name of the department and Building Official]

****Section R104.2.3.1 Flood Hazard areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

[Chad recommends the section remain enforceable.]



******Section R104.3.1 & R106.1.4; delete these sections regarding flood hazards.***

(Reason: Floodplain provisions are addressed locally.)

[Chad recommends the sections remain enforceable.]

******Section R104.7 to read as follows:***

R104.7 Official records.

The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(Reason: Removed for not less than 5 years to comply with state law.)

******R105.3 Application for permit. delete item # 5 – regarding valuation of work***

(Reason: 2019 State Legislation HB 852 prohibits residential permit fee calculation using valuation of work.)

Section 109; add Section 109.5 to read as follows:

109.5 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Failure to maintain erosion control, trash control or tree protection.

[Clarifies when re-inspection fees can be applied]

******Section R110.1 Use and change of occupancy; Change to read***

A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued ~~a certificate of occupancy~~ an approval therefore as provided herein. Issuance of ~~a certificate of occupancy~~ an approval shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.



(Reason: Issuing CO's for residences is not a common practice in the area.)

[This section remains; We issue C/Os.]

*****Section R110.2 Certificate issued. delete the entire section.**

(Reason: Issuing CO's for residences is not a common practice in the area.)

[This section remains; We issue C/Os.]

***** Section R110.3 Temporary occupancy; Change to read**

The building official is authorized to issue a temporary ~~certificate of occupancy approval~~ before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary ~~certificate of occupancy approval~~ is valid.

(Reason: Issuing CO's for residences is not a common practice in the area.)

[This section remains; We issue C/Os.]

***** Section R110.4 Revocation; Change to read**

The building official is authorized to suspend or revoke a ~~certificate of occupancy approval~~ issued under the provisions of this code, in writing, wherever the ~~certificate approval~~ is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the jurisdiction.

(Reason: Issuing CO's for residences is not a common practice in the area.)

[This section remains; We issue C/Os.]

*****Section R202 Definitions; change definition of "Townhouse Unit" to read as follows:**

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

(Reason: To distinguish Townhouse Units within a Townhouse building on separate lots allowing construction regulations using the IRC.)

[Tory recommends this amendment]

*****Table R301.2 Climactic and Geographic Design Criteria; fill in as follows:**

Delete remainder of table Manual J Design Criteria and footnote N

(Reason: To promote regional uniformity. Manual J is utilized by third party and not part of performed plan reviews. This is reference table only, not needed.)

[We do not need regional alignment with NCTCOG. We DO require the Manual J]

****Section R302.1 Exterior walls; add exception #6 to read as follows:**

Exceptions: {previous exceptions unchanged}

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

(Reason: Refers to other ordinances, such as zoning ordinances.)

[Tory does not recommend]

****Section R302.2.6 Structural independence; delete exception #6:**

Exceptions: {previous exceptions unchanged}

6. ~~Townhouse units protected by an automatic fire sprinkler system complying with Section P2904 or NFPA 13D.~~

(Reason: To remain consistent with separated townhouse units and property lines.)

[Dillon does not recommend.]

****Section R302.5.1 Opening protection; change to read as follows:**

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Doors shall be self-latching and equipped with a self-closing or automatic closing device.~~

(Reason: Absence of data linking self-closing devices to increased safety. Self-closing devices often fail to close the door entirely.)

[Do not recommend removing safety features]

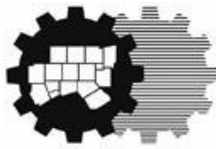
****Section R306 Flood Resistant Construction; deleted entire section.**

(Reason: Floodplain hazard ordinances may be administered by other departments within the city.)

[Chad recommends the section remain enforceable.]

****Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety.**

(Reason: In 2009, the State Legislature enacted SB 1410, amending section 1301.551 subsection I of the occupation code, prohibiting cities from enacting fire sprinkler mandates one- or two-family dwellings only. However, jurisdictions with ordinances that required sprinklers for one- or two-family dwellings prior to and enforced before January 1, 2009, may remain in place.)



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[Delete to remain in alignment with state requirements]

****Section R325.2 Bathrooms, Exception; amend to read as follows:**

Exception: {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

(Reason: Consistent with common local practice as recirculating fans are recognized as acceptable air movement.)

[Do not recommend removing the requirement for ventilation]

*****R327.3 Blocking Locations; add to read as follows:**

R327.3 Blocking locations. Required at one toilet at grade level with blocking installed at rear wall and, if available, one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.

(Reason: Blocking at initial construction allows for ease of use for future grab bar installation if desired for homeowners. Ties into Dallas Builders Association of Universal Design Elements concepts for CAPS (Certified Aging in Place Specialists) professionals.)

[Do not recommend. We do not follow the Dallas Builders Association.]

*****R327.4 Wall Blocking; add to read as follows:**

R327.4 Wall Blocking. Blocking may be ½” plywood or 2 x solid wood blocking or equivalent, flush with wall as shown in Figure R327.4.

(Reason: Blocking at initial construction allows for ease of use for future grab bar installation if desired for homeowners. Ties into Dallas Builders Association of Universal Design Elements concepts for CAPS (Certified Aging in Place Specialists) professionals.)

[Do not recommend. We do not follow the Dallas Builders Association.]

****Section 328.1.1; add to read as follows:**

Section 328.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(Reason: To clarify specific distances for pools and spas.)

[Simplifies planning for pools near the home foundation.]

****Section R401.2; add a new paragraph following the existing paragraph to read as follows.**

Section R401.2. Requirements. {existing text unchanged} ...

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer. (NCTCOG recommendation)

All foundations and/or footings supporting conditioned space or accessory structures larger than 600 square feet, or any size addition to an existing post-tension foundation shall be designed by an engineer registered in Texas.

(Amendment to 2021 IRC carried forward to 2024 IRC.)

[NCTCOG recommendation increases costs unnecessarily. Amendment tailored to capture ADUs and large accessory structures.]

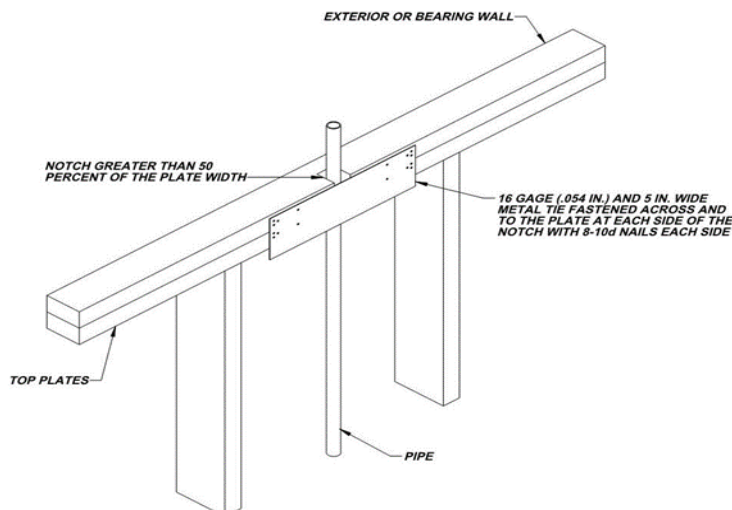
****Section R602.6.1; amend the following:**

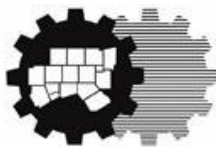
R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and ~~1 ½ inches (38) mm~~ 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

(Amendment to 2021 IRC carried forward to 2024 IRC.)

[Existing code is sufficient. Not recommended]

****Figure R602.6.1; delete the figure and insert the following figure:**





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(Amendment to 2021 IRC carried forward to 2024 IRC also provides additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

[Existing code is sufficient. Not recommended.]

*****Table R603.7(2); change footnotes to read as follows:**

- a. All screw sizes shown are minimum size, not to exceed 2 sizes larger.
- b. {delete}
- c. {delete}
- d. {unchanged}

(Clarifies not to allow any larger or number of fasteners. Larger and more fasteners will derogate (tear down) the header material. Eliminating footnotes b and c makes it easier for contractors to follow.)

[Existing code is sufficient. Not recommended.]

****Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:**

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

(This amendment had been a carryover amendment for years to provide clear instruction for placement of brick ties. It is now retained with changes to reflect its correct placement and use for clarity when attachment to framing lumber (studs). It should remain for those purposes.)

[Existing code is sufficient. Not recommended.]

*****Section R1005.7 Factory-built chimney offsets; change to read as follows:**

R1005.7 Factory-built chimney offsets.

Where a factory-built chimney assembly incorporates offsets or where a fireplace manufacturer's instructions do not address factory-built chimney offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

(Eliminates R1005.9 Factory-built chimney offsets. which has the same requirements for offsets and same title.)

[Existing code and manufacturer instructions are sufficient. Not recommended.]

*****Delete Section R1005.9 Factory-built chimney offsets.**



(Eliminate R1005.9 Factory-built chimney offsets, which has same requirements for offsets and same title as R1005.7)

[Same as above.]

**** Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2024 IECC for energy code provisions and recommended amendments.**

(Reason: The recommended energy code changes from the Energy and Green Advisory Board update the amendments for Chapter 11. The 2024 International Energy Conservation Code should be referenced for residential energy provisions. This approach simply minimizes the number of amendments to the IRC.)

[Existing code is sufficient. Not recommended.]

****Section M1305.1.2; change to read as follows:**

M1305.1.2 Appliances in attics. Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IFGC 306.3 and IMC 306.3.)

[Means of access for inspections and maintenance is required.]

*****M1401.1.1; is added to read as follows:**

M1401.1.1 Air conditioning equipment. All residential dwelling units shall be designed and installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

(Reason: To provide a safe dwelling unit as the ambient temperature can cause life threatening conditions.)

[Existing code is sufficient. Not recommended.]

***Section M1411.9; change to read as follows:

M1411.9 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to ~~an approved place of disposal~~ a sanitary sewer through a trap, by means of a direct or indirect drain. *{remaining text unchanged}*

(Reason: Reflects regional practice and to reduce excessive runoff into storm drains.)

[Existing code is sufficient. Not recommended.]

***Section M1411.9.1, Items 3 and 4; add text to read as follows:

M1411.9.1 Auxiliary and secondary drain systems. *{bulk of paragraph unchanged}*

1. *{text unchanged}*
2. *{text unchanged}*
3. An auxiliary drain pan... *{bulk of text unchanged}*... with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.
4. A water level detection device... *{bulk of text unchanged}*... overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

(Reason: Reflects standard practice in this area.)

[Removes protections from the homeowner. Code requires a device. Not recommended.]

***Section M1411.9.1.1; add text to read as follows:

M1411.9.1.1 Water-level monitoring devices. On down-flow units ...*{bulk of text unchanged}*... installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

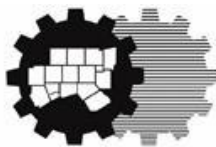
(Reason: Reflects standard practice in this area.)

[Removes protections from the homeowner. Code requires a device. Not recommended.]

**M1503.6 Makeup Air Required; amend and add exception as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where



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all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

(Reason: Exception requires makeup air equaling the amount above and beyond 400 cfm for larger fan which will address concerns related to “fresh” air from the outdoors in hot humid climates creating a burden on HVAC equipment and negative efficiency impacts from back-drafting and wasted energy.)

[Existing code is sufficient. Not recommended.]

*****Section M2005.2; change to read as follows:***

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

(Reason: Corresponds with the provisions of IFGC Section 303.3, exception #5.)

[Existing code is sufficient. Not recommended.]

*****Section G2408.3 (305.5) Private Garages; delete this section in its entirety.***

(Reason: This provision does not reflect standard practice in this area.)

[Existing code is sufficient. Not recommended.]

*****Section G2415.2 (404.2) CSST; add a second paragraph to read as follows:***

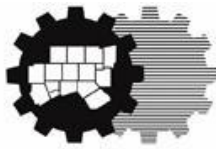
Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

(Reason: To protect homeowners and plumbers.)

[Existing code is sufficient. Not recommended.]

*****Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:***



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G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of ~~12 inches (305 mm)~~ 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety

(Reason: To provide increased protection to piping systems.)

[Texas Administration Code establishes the frost line at 12" for Northern counties. Hays is not included in that list.]

****Section G2417.1 (406.1); change to read as follows:**

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *piping* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

(Reason: To utilize language used in the IPC regarding who is responsible for testing procedures.)
[This is unnecessary. Not recommended.]

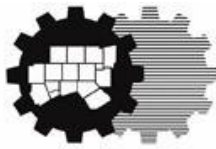
****Section G2417.4; change to read as follows:**

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. ~~Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.~~

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)
[This is unnecessary. Not recommended.]

****Section G2417.4.1; change to read as follows:**

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests



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requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)

[This is unnecessary. Not recommended.]

****Section G2417.4.2; change to read as follows:**

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for ~~be not~~ less than ~~10~~ fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

(Reason: To comply with accepted regional practices.)

[This is unnecessary. Not recommended.]

****Section G2420.1 (409.1) add Section G2420.1.4 (409.1.4) to read as follows:**

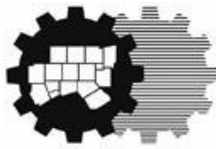
G2420.1.4 (409.1.4) Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)

[This is unnecessary. Not recommended.]

****Section G2420.5.1 (409.5.1); add text to read as follows:**

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff



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valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

(Reason: Reflects regional practice and provides an additional measure of convenience and safety.)

[This is unnecessary. Not recommended.]

****Section G2421.1 (410.1); add text and Exception to read as follows:**

G2421.1 (410.1) Pressure regulators. A line pressure regulator shall be ... {bulk of paragraph unchanged}... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

(Reason: To require adequate access to regulators.)

[Aligns maintenance and safety requirements.]

****Section G2445.2 (621.2); add Exception to read as follows:**

G2445.2 (621.2) Prohibited use. One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

Exception: Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

(Reason: Gives code official discretion.)

[This is unnecessary. Not recommended.]

****Section P2603; add to read as follows:**

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material ~~plastic~~. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(Reason: Allows for other materials to be accepted.)

[This is unnecessary. Not recommended.]

****Section P2603.5.1 Sewer Depth; change to read as follows:**

P2603.5.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a minimum of 12] inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.~~

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)

[Recommended depth proposed by CODS Utilities Department.]

****Section P2604; P2604.1.1 add to read as follows:**

P2604.1.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field.)

[Inspectors are not trained or equipped to test soil density. Not recommended.]

****Section P2801.5.1; change to read as follows:**

Section P2801.5.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufacturers installation instructions and installed with those instructions. {existing text unchanged}

(Reason: Regionally accepted practice.)

[This is unnecessary. Not recommended.]

**** Section P2804.6.1; change to read as follows:**

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:



1. Not be directly connected to the drainage system.
2. Discharge through an air gap ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to ~~the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.

[remainder unchanged]

(Reason: To ensure the T&P is ran to the exterior.)

[Prevents discharge to garage floors and gives installers flexibility.]

****Section P2902.5.3; change to read as follows:**

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

(Reason: To provide clarity.)

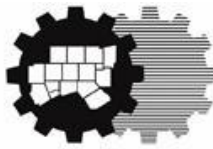
[Provides same options as TCEQ. DCVA is for systems without chemical injection.]

****Section P3003.9; change to read as follows:**

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer, ~~or other approved primer,~~ that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

~~Exception: A primer is not required where all of the following conditions apply:~~

- ~~1. The solvent cement used is third-party certified as conforming to ASTM D 2564~~



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- ~~2. The solvent cement is used only for joining PVC drain, waste, and vent pipe and fittings in not pressure applications in sizes up to and including 4 inches (102mm) in diameter.~~
- ~~3. The joint is made in accordance with ASTM F3328~~

(Reason: to keep the “process of joining PVC pipe”.)

[This is unnecessary. Not recommended.]

*****Section P3111 Combination waste and vent systems; delete this section in its entirety.***

(Reason: A combination waste and vent system is not approved for use in residential construction.)

[This is unnecessary. Not recommended.]

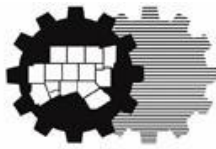
*****Section P3112.2 Vent Connection; delete and replace with the following:***

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

(Reason: To clarify the installation of island venting and to provide a regional guideline on a standard installation method for this region.)

[Standardizes island vents and prevents installations that do not work.]

END



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Recommended Amendments to the 2024 International Building Code

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The following sections, paragraphs, and sentences of the *2024 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2024 code.

Explanation of Options A and B:

Please note that as there is a wide range in firefighting philosophies / capabilities of cities across the region, OPTION “A” and OPTION “B” are provided in the Fire and Building Code amendments. Jurisdictions should choose one or the other based on their firefighting philosophies/capabilities when adopting code amendments.

****Section 101.4; change to read as follows:**

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

****Section 101.4.8; add the following:**

101.4.8 Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(Reason: This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)

****Sections 103.1; amend to insert the Department Name**

103.1 Creation of enforcement agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the *building official*.

[Remainder Unchanged]



(Reason: Reminder to be sure ordinance reads the same as designated by the city and amend Section 101.1.)

****Section 104.2.4.1; Flood hazard areas.** (Jurisdictions may consider the option **to amend or delete** depending on local enforcement and flood hazard ordinances.)

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

(Note: Sections 104.2.4.1, 104.3.1, 110.3.12.1, 1612, and 1603.1.7 are all inter-connected related to flood hazard areas, and amendments or deletions should be considered as a whole.)

[Chad recommends the section remain enforceable.]

****Section [A] 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** (Jurisdictions may consider the option **to amend or delete** depending on local enforcement and flood hazard ordinances.)

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

[Chad recommends the section remain enforceable.]

Section R104.7 Official Records to read as follows:

R104.7 Official records. The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for ~~not less than 5 years or~~ as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(Reason: Removed for not less than 5 years to comply with state law.)

****Section 105.2 Work exempt from permit; under sub-title entitled “Building” delete items 1, 2, 10 and 11 and re-number as follows:**

Building:

- ~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).~~
- ~~2. Fences not over 7 feet (1829 mm) high.~~
3. 1. (Remainder Unchanged)
4. 2. (Remainder Unchanged)
5. 3. (Remainder Unchanged)
6. 4. (Remainder Unchanged)
7. 5. (Remainder Unchanged)
8. 6. (Remainder Unchanged)
9. 7. (Remainder Unchanged)
- ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~

- ~~11.~~ 8. (Remainder Unchanged)
~~12.~~ 9. (Remainder Unchanged)
~~13.~~ 10. (Remainder Unchanged)

(Reason: Items deleted are for one- and two-family dwellings regulated by the International Residential Code. Accessory structures, fences and shade cloth structures would require a permit for commercial properties to ensure compliance with local ordinance, egress, accessibility, flame spread of fabric, wind/snow design load, etc.)

[This is unnecessary. Not recommended.]

*****Section 109; add Section 109.7 to read as follows:***

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. The job site is red-tagged twice for the same item.
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

[Codifies our SOP for failures. 1-4 are already in the codes, 5&6 omitted because we don't use tags or stickers, and 7 reinforces site conditions.]

*****Section 110.3.6; Lath, gypsum board and gypsum panel product inspection; Delete exception***

Exception: ~~Gypsum board and gypsum panel products that are not part of a fire resistance-rated assembly or a shear assembly.~~

(Reason: Lath or gypsum board inspections are not typically performed in this area. Deleting the exception would then require all gypsum panels to be inspected)

[We conduct these inspections. Not recommended.]



****Section 202; amend definition of Ambulatory Care Facility as follows:**

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided ~~or staff has accepted responsibility for care recipients already incapable.~~ This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

(Reason: To clarify the range of uses included in the definition. [Explanatory note related to Ambulatory Care Facilities: This group of uses includes medical or dental offices where persons are put under for dental surgery or other services. Section 903.2.2.1 will now require such uses to be sprinklered if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre-existing non-conforming conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O the maximum number of persons permitted to be put under general anesthesia. It is recommended that before a Certificate of Occupancy is issued, a letter of intended use from the business owner shall be included and a C of O documenting the maximum number of care recipients incapable of self-preservation allowed.]

[This is unnecessary. Not recommended.]

****Section 202; add definition of Assisting Living Facilities to read as follows.**

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

(Reason: The code references Assisted Living facilities and definition was deleted.)

[This is unnecessary. Not recommended.]

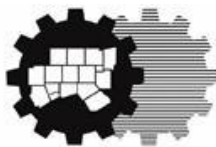
Option A

Section 202;

HIGH-RISE BUILDING. {No Change Required}

*****HIGH PILED COMBUSTIBLE STORAGE: add a second paragraph to read as follows:**

Any building classified as a group S occupancy or Speculative Building exceeding 12,000 sq.ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be



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installed as for Class IV commodities, to the maximum pile height.

(Reason: To protect worst-case scenarios in flexible or unknown situations.)

Option B

Section 202; amend definition to read as follows:

******HIGH-PILED COMBUSTIBLE STORAGE: add a second paragraph to read as follows:***

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

HIGH-RISE BUILDING. A building with an occupied floor or occupied roof located more than 75 55 feet (22-860 mm) (16 764 mm) above the lowest level of fire department vehicle access.

(Reason: To define high-rise, as it influences sprinkler requirement thresholds based on the firefighting capabilities of a jurisdiction.)

[Fire Marshal recommends this change.]

*****Section 202; ~~add~~ amend definition of “Repair Garage” as follows:***

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

(Reason: The code references aligns with fire code.)

[This is unnecessary. Not recommended.]

*****Section 202; amend definition of SPECIAL INSPECTOR to read as follows:***

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge ~~and approved by the Building Official~~ as having the competence necessary to inspect a particular type of construction requiring special inspection.

(Reason: The registered design professional in responsible charge should be included.)

[Removes liability from the city.]

*****Section 303.1.3; add a sentence to read as follows:***

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11.

(Reason: To clarify that egress and accessibility requirements are applicable for assembly areas, i.e. cafeteria, auditoriums, etc.)

[This is unnecessary. Not recommended.]

****Section 304.1; add the following to the list of occupancies:**

Fire stations

Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.)

[This is unnecessary. Not recommended.]

****Table 307.1.1; add the following sentence to Cleaning establishments with combustible liquid solvents** Cleaning establishments with combustible liquid solvents... {Text unchanged} ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

(Reason: To call attention to detailed requirements in the Fire Code.)

[This is unnecessary. Not recommended.]

****Section 403.1, Exception 3; change to read as follows:**

3. The open-air portion of a building [remainder unchanged]

(Reason: To clarify enclosed portions are not exempt.)

[This is unnecessary. Not recommended.]

****Section 403.3, Automatic Sprinkler System. Delete exception.**

(Reason: To provide adequate fire protection to enclosed areas.)

[This is unnecessary. Not recommended.]

****Section 403.3.2; change to read as follows:**

403.3.2 Water Supply to required Fire Pumps. In all buildings that are more than ~~420~~ 120 feet (128 36.6 m) in building height, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height,~~ required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor



below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changed the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

[Fire Marshal recommends.]

****Section 406.3.3.1 Carport separation; add sentence to read as follows:**

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)

[Fire Marshal recommends.]

****Section 503.1.; add sentence to read as follows:**

503.1. General. [Existing Text to remain]

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

(Reason: To create definite language that requires separation between dissimilar building types.)

[Fire Marshal recommends.]

****Table 506.2; delete footnote i from table**

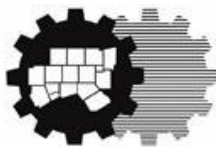
~~i. The maximum allowable area for a single-story non-sprinklered Group U greenhouse is permitted to be 9000 square feet or the allowable area shall be permitted to comply with Table C102.1 of Appendix C.~~

(Reason: To eliminate the need for Appendix C adoption and remain consistent with 6000 sq. ft. sprinklering provision.)

[This is unnecessary. Not recommended.]

****Section 506.3.1; add sentence to read as follows:**

506.3.1 Minimum percentage of perimeter. [Existing Text remains]



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In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 503.1.1)

[Fire Marshal recommends.]

****Section 708.4.3; change sentence to read as follows:**

708.4.3 Fireblocks and draftstops in combustibile construction. *[Body of text unchanged]*

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. *[Remainder unchanged]*

Reason: The most common exception used to eliminate the need for sprinklers in concealed spaces of combustibile construction is to fill the space with noncombustible insulation. This exception was changed in 2010 to permit a 2-inch air gap at the top of the filled space. A space compliant with the permitted omission above would allow hot gas and smoke to spread unimpeded throughout a building not provided with draftstopping. For this reason, omission of sprinklers permitted in accordance with NFPA 13 referenced standard should not be permitted with IBC exception requiring draftstopping in combustibile construction.

[Fire Marshal recommends.]

****Section 718.3; change sentence to read as follows:**

718.3 Draftstops in floors. *[Body of text unchanged]*

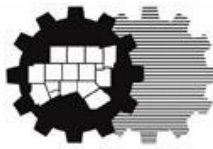
Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustibile construction, sprinkler protection is provided in the floor space.

(Reason: To remain consistent with changes in 708.4.3 IBC code.)

[Fire Marshal recommends.]

****Section 718.4; change sentence to read as follows:**

718.4 Draftstops in attics. *[Body of text unchanged]*



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Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

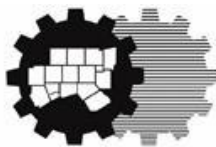
(Reason: To remain consistent with changes in 708.4.3 IBC code.)

[Fire Marshal recommends.]

****Section 901.6.1.1; add to read as follows:**

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if



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applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

[Fire Marshal recommends.]

****Section 901.6.4; add to read as follows:**

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of “prohibition of false alarms”. Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety systems.)

[This is unnecessary. Not recommended.]

****Section 901.7; change to read as follows:**

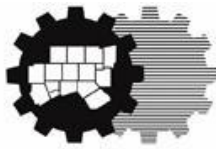
901.7 Systems Out of Service. Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remainder of section unchanged}}

(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)

[Fire Marshal recommends.]

****Section 903.1.1; change to read as follows:**

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where



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recognized by the applicable standard ~~and, or as~~ approved by the fire code official.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

[Fire Marshal recommends.]

****Section 903.2; add paragraph to read as follows and delete the Exception:**

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

~~Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2 hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.~~

(Reason: To ensure firefighter and public safety. This amendment eliminates the shunt trip requirement of International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the exceptions to Section 403.3 and Section 3005.4, such that passive fire barriers for these areas are maintained. (The exception deletion is due to the fact that such areas pose an undue fire risk to the structural integrity of the building.)

[Fire Marshal recommends.]

*****Section 903.2.2.1; change exception to read as follows:**

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.



In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

(Reason: To ensure that parking garages that are otherwise required to have automatic fire sprinkler protection are not unintendedly exempt by this exception.)

[This is unnecessary. Not recommended.]

*****Section 903.2.4.2; change to read as follows:**

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small distillery type operations without sprinkler requirements as has been historically allowed.)

[Fire Marshal recommends.]

*****Section 903.2.9.3; change to read as follows:**

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small storage operations without sprinkler requirements as has been historically allowed.)

[Fire Marshal recommends.]

****Section 903.2.9.4; delete Exception:**

903.2.9.4 Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

~~**Exception:** Self service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.~~

(Reason: Fire departments are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored.)

[Fire Marshal recommends.]

***Section 903.2.9.5; add to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

(Reason: Fire departments are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored. The physical obstruction specification is to ensure maximum storage heights are not exceeded in these self-storage occupancies where enforcement of such has shown to be historically problematic for fire code officials and building managers.

[Fire Marshal recommends.]

****Option A**

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7 and 903.2.11.8, as follows:

903.2.11.3 Buildings 55 Feet or more in Height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the International Building Code,~~ located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exception:

1. ~~Occupancies in Group F-2.~~

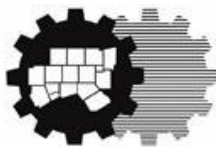
903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

*****Option B**

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 55 35 feet or more in height. An automatic sprinkler system shall be



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installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more~~, other than penthouses in compliance with Section 1511 of the *International Building Code*, located ~~55~~ 35 feet (~~16 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exception:

1. ~~Occupancies in Group F 2.~~

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages complying with 903.2.10

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

[Fire Marshal recommends.]

*****Section 903.3.1.1.1; change to read as follows:**

903.3.1.1.1 Exempt Locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ... *{text unchanged}* ... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. ~~Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
4. ~~Fire service access~~ Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
5. ~~Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.~~

(Reason: Gives more direction to code official. Exception 3 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the



elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

[Fire Marshal recommends.]

***Section 903.3.1.1.4; add the following Section:

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

(Reason: This provision is limited to Type V construction due to the unique need discharge water on to light weight wood construction members for rapid fire control. This requirement for dry system trip tests to guarantee water delivery times across all system sizes. Faster water delivery improves fire control capabilities by supplying water before the growing fire size overwhelms the fire sprinklers. The water delivery time test aids in identifying any delays in water reaching the fire in dry pipe systems, detecting any blockages in the pipe network, and ensuring the dry pipe valve is in good condition.)

[Fire Marshal recommends.]

**Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies ~~in the means of egress~~. Sprinkler protection shall be provided in all corridors and for all balconies. ~~in the means of egress where any of the following conditions apply:~~

- ~~1. Corridors with combustible floor or walls.~~
- ~~2. Corridors with an interior change of direction exceeding 45 degrees (0.79 rad).~~
- ~~3. Corridors that are less than 50 percent open to the outside atmosphere at the ends.~~
- ~~4. Open ended corridors and associated exterior stairways and ramps as specified in Section 1027.6, Exception 3.~~
- ~~5. Egress balconies not complying with Sections 1021.2 and 1021.3.~~

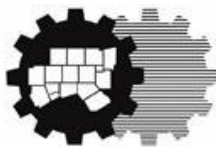
(Reason: Corridor protection is critical to the means of egress, and corridors are regularly utilized for miscellaneous storage, fixtures, artwork, food kiosks and beverage dispensers, and furnishings. Balcony protection is required due to issues with fire exposure via soffit vents and the potential for significant combustible loading.

[Fire Marshal recommends.]

**Section 903.3.1.2.3; delete section and replace as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.



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2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

[Fire Marshal recommends.]

****Section 903.3.1.3; change to read as follows:**

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.

[Fire Marshal recommends.]

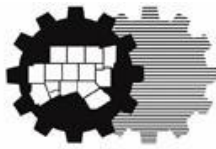
*****Section 903.3.1.4; add to read as follows:**

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect unheated attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and



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2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

[Fire Marshal recommends.]

****Section 903.3.5; add a second paragraph to read as follows:**

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

(Reason: To define uniform safety factor for the region.)

[This is unnecessary. Not recommended.]

*****Section 903.3.9; change to read as follows:**

903.3.9 High-rise Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below: ~~in high-rise buildings~~

1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the fire code official.
2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

(Reason: Intent is to allow the ability to drain each floor's sprinkler system without draining the entire system, as well as to isolate each floor in the event of an impairment, such that only one floor is impaired at a time.

[Fire Marshal recommends.]

*****Section 903.4.1; add a second paragraph after the Exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses, reduce false alarms, and eliminate undetected tampering of water supplies. Consistent with amendment to IFC 905.9.)

[Fire Marshal recommends.]

****Section 903.4.3; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access and ease of recognition of the FDC location, especially at night.)

[Fire Marshal recommends.]

*****Section 905.3.8; add to read as follows:**

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire in larger structures.

[Fire Marshal recommends.]

*****Section 905.4; change Item 5, and add Item 7 to read as follows:**

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(Reason: Item 5 reduces the amount of pressure required to facilitate the required testing of NFPA 14 and 25, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.

[Fire Marshal recommends.]

****Section 905.8; change to read as follows:**

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm. NFPA 14 requires supervisory air for such, but does not provide pressure criteria for what that means.)

[Fire Marshal recommends.]

****Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.1)

[Fire Marshal recommends.]

****Section 906.1(1); delete Exception 3 as follows:**

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~

~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~

~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~

~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~

~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

(Reason: This provision of only having vehicle-mounted fire extinguishers is not at all consistent with the practice of requiring extinguishers throughout based on travel distance. Often times, the vehicle is what has caused the incident and/or may be the source of the incident, so having the



extinguisher vehicle-mounted results in greater potential injury of the user. This assumes the only occupants in the building are on a vehicle, which again, significantly reduces access to fire extinguishers throughout the building to other occupants. Future use of the building/tenancy may change further complicating the issue.)

[Fire Marshal recommends.]

*****Section 907.1.4; add to read as follows:**

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

(Reason: Provides for the ability of descriptive identification of alarms.)

[Fire Marshal recommends.]

*****Section 907.2.1; change to read as follows:**

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the having an occupant load due to the assembly occupancy is of~~ 300 or more persons, or where the ~~Group A~~ occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions: {No change.}

(Reason: Increases the requirement to be consistent with Group B requirement.)

[Fire Marshal recommends.]

****Section 907.2.3; change to read as follows:**

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}



(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

[Fire Marshal recommends.]

*****Section 907.2.10.1; change to read as follows:**

907.2.10.1 Public- and Self-Storage Occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

(Reason: Because of the potential unknown fire load and hazards in self-storage type facilities, which could include flammable liquids for instance, as well as other hazardous materials, prompt evacuation in the event of fire alarm is needed; therefore, notification in the corridors/common areas is critical to all such occupancies, regardless of height.)

[Fire Marshal recommends.]

****Section 907.2.13, Exception #3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)

[Fire Marshal recommends.]

****Section 907.4.2.7; add to read as follows:**

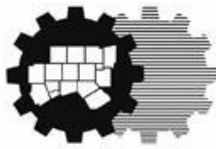
907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(Reason: Helps to reduce false alarms.)

[Fire Marshal recommends.]

****Section 907.6.1.1; add to read as follows:**

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating



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device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

[Fire Marshal recommends.]

****Section 907.6.3; delete all four Exceptions.**

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Exceptions:

- ~~1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m²) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.~~
- ~~3. Special initiating devices that do not support individual device identification.~~
- ~~4. Fire alarm systems or devices that are replacing existing equipment.~~

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

[Fire Marshal recommends.]

****Section 907.6.6; add sentence at end of paragraph to read as follows:**

See 907.6.3 for the required information transmitted to the supervising station.

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

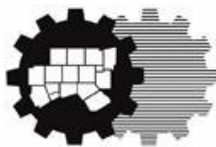
[Fire Marshal recommends.]

****Section 910.2.3; add to read as follows:**

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.



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2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish. This is based on legacy language establishing long-standing historical practice.)

[Fire Marshal recommends.]

****Section 910.4.3.1; change to read as follows:**

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual~~ or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

[Fire Marshal recommends.]

****Section 912.2.3; add to read as follows:**

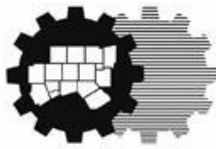
912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

[Fire Marshal recommends.]

****Section 913.2.1; add second paragraph and exception to read as follows:**

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.



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Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

(Reason: This requirement allows firefighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

[This is unnecessary. Not recommended.]

****Section 914.3.1.2; add section:**

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than ~~420~~ 120 feet (~~128~~ 36.6 m) in building height, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height,~~ required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

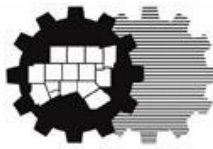
(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changes the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

[Fire Marshal recommends.]

*****Section 915 Carbon Monoxide (CO) Detection; delete and replace to read as follows:**

915.1 General. New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units or sleeping units, that are exposed to a carbon monoxide source in accordance



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with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

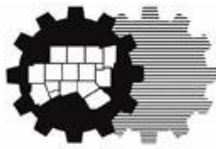
1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.
2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.
2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:



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1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.
2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

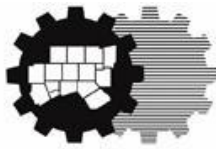
1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.



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915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(Reason: The final version of the 2024 edition text for Section 915 that was approved fell short of clearly conveying requirements. Furthermore, the adopted code text seems to require a level of protection for some occupancies that is excessive and for other occupancies insufficient. This wording matches the approved changes in the 2027 IFC)

[Increased safety.]

****Section 1006.2.1 change exception 3 to read as follows;**

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

(Reason: Add “rooftop” to Exception No. 3 to clarify that only such mechanical rooms located on the roof maybe exempted.)

[Fire Marshal recommends.]

******Table 1010.2.4; amend Table - Manual Bolts, Automatic Flush Bolts and Constant Latching Bolts on the Inactive Leaf of A pair of Doors; to add Group M and A occupancies as follows:***

Add Group M to Line item #1 in Table 1010.2.4: Group B, F, M or S occupancies with occupant load less than 50. [Remainder unchanged]

Add Group A and M to Line item #2 in Table 1010.2.4: Group A, B, F, M or S occupancies where the building is equipped... [Remainder unchanged]

(Reason: 2024 Code revised this information into Table format. It is historically common in our region to see the 2nd leaf locked, when that leaf is not part of the required egress door clear width, such as in a typical Group M. Table 1010.2.4 line item 2 was expanded to Group A due to it being a similar situation for Group B restaurants. When the required door width capacity is met by a single door, the inactive leaf shall be allowed to be locked since it is not required for egress. This intent of the amendment remains unchanged from previous cycle(s) and has been adjusted to reflect the new format in the 2024 IBC.)

[This is unnecessary. Not recommended.]

*****Section 1020.2 Construction; add new exception 6 as follows:**

6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

(Reason: Similar concept was previously in UBC. This scenario occurs primarily in existing, non-sprinklered buildings, which under current IBC would be required to have a fire resistance rated corridor. New exception provides a cost-effective solution for single tenant space in lieu of the base IBC requirement to retrofit a fire sprinkler system throughout the building.)

[This is unnecessary. Not recommended.]

******Section 1030.1.1.1 Spaces under grandstands and bleachers; delete this section.***

(Reason: Unenforceable.)

[This is unnecessary. Not recommended.]

******Section 1101.1 Scope; add exception to Section 1101.1 as follows:***

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: To accommodate buildings regulated under state law. Further clarified in 2018 to mean components that are specifically addressed by TDLR shall be exempt.)

[Removes any conflict with State code or requirements.]

****Section 2702.5; added to read as follows:**

Section 2702.5 Designated Critical Operations Areas (DCOA): In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

(Reason: Identifying these areas of critical operations in the building code ensures designers are advised of the requirements outlined in the National Electrical Code which defines specific Critical Operations Power System (COPS) requirements.)

[This is unnecessary. Not recommended.]

****Section 2901.1; add a sentence to read as follows:**

[P] 2901.1 Scope. {existing text to remain} The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

(Reason: Gives building official discretion.)

[Code requires the more strict of the two applies. BO already has discretion.]

****Section 2902.1; add a second paragraph to read as follows:**

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

(Reason: To allow flexibility for designer to consider specific occupancy needs.)

[Provides flexibility.]

Section 2902: Minimum Plumbing Facilities Table 2902.1; add a second paragraph to read as follows and add footnote g and h to read as follows:

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.



h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

[Existing amendment carries over.]

****Add Section 2902.1.4 to read as follows:**

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the <Jurisdiction's> health department.

(Reason: Coordinates Health law requirements with code language for consistent regional practice.)

*****Section 3002.1 Hoistway Enclosure Protection required. Add pointer and exception as follows:**

A hoistway for elevators, dumbwaiters and other vertical-access devices shall comply with Sections 712 and 713. Where the hoistway is required to be enclosed, it shall be constructed as a shaft enclosure in accordance with 713. Refer to 712.1.10 for elevators in parking garages.

Exception:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.

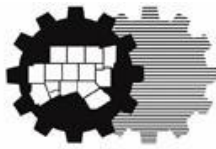
(Reason: Provides specific Code recognition for elevators completely within atriums. Amendment needed since specific Code language does not currently exist for elevators within atriums. A pointer has been added to the exception for enclosure requirements in parking garages.)

[This is unnecessary. Not recommended.]

*****3004.2.1 Enclosure. Add text to read as follows:**

Escalator floor openings shall be enclosed with shaft enclosures complying with Section 712 and 713.

(Reason: Section 3004.2.1 does not acknowledge the multitude of ways in which IBC allows



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escalators in vertical openings. The addition of 712 to the base requirement sends the users to the escalator opening protection requirements contained in Section 712.

[This is unnecessary. Not recommended.]

*****Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; Delete existing IBC exceptions and replace with two new NCTCOG exceptions as follows:**

Exceptions:

1. For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

(Reason: This amendment eliminates the IBC Exceptions to Section 3005.4 and replaces them with new NCTCOG exceptions. The fire rating of these enclosures is permitted to be omitted by the above added NCTCOG exceptions where allowed by other provisions of the code such as in atriums and parking structures. Added “for other than FSAE and occupant evacuation elevators” in recognition of these special elevators requiring maximum code required protection and for consistency with IBC existing language in the deleted exceptions. See companion change to eliminate fire sprinklers to eliminate the need for shunt trip system.)

[This is unnecessary. Not recommended.]

*****Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:**

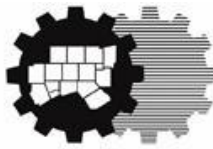
3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.5.1.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

3005.5.1.1.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.5.1.1.2 Automatic Sprinkler system monitoring. The automatic sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building’s fire alarm system.

3005.5.1.2 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.



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3005.5.1.3 Omission of Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. The new section above is intended to be identical to Sections 3007.2, 3007.3, and 3007.4 for Fire Service Access Elevators and Sections 3008.2, 3008.3 and 3008.4 for Occupant Evacuation Elevators except where amended by the NCTOG Amendments.)

[Fire Marshal recommends.]

****Section 3005; add Section 3005.7 as follows:**

3005.7 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed".

(Reason: Reinforces the need to maintain space clean and free of combustibles. See companion change to eliminate fire sprinklers therein, Section 3005.5.1.)

[Fire Marshal recommends]

Option A

****Section 3006.2, Hoistway opening protection required;** Insert new text in item 5 as follows:

5. The building is a high rise and the elevator hoistway is more than 75 feet (22 860 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

Option B

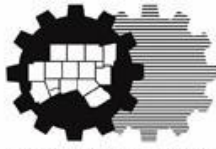
****Section 3006.2, Hoistway opening protection required;** Revise text in item 5 as follows:

5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

(Reason: 2024 IBC text does not address hoistways that are greater than 75'-0" in height that are both below grade and above grade but not located above the high-rise classification nor does the IBC address hoistways wholly located above grade such as those that serve sky lobbies.)

[Fire Marshal recommends.]

****Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:**



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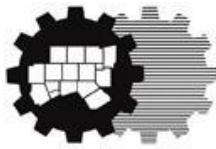
3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the elevator ~~enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the elevator ~~enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

(Reason: The lobbies for FSAE and or OEE elevators may be open (i.e., at ground level), or may not require a lobby enclosure on those upper floors with secondary cab entry doors opening into a nonrequired FSAE or OEE lobby. Regardless of whether or not the lobby is enclosed, the objective is to preclude fire sprinkler water from entering into the hoistway serving FSAE and OEE elevators. The deletion of “enclosed” clarifies the original intent of this provision and is consistent with ICC interpretations. Added the word “elevator” to clarify which type of lobbies.)

[Fire Marshal recommends.]

End



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**Recommended Amendments to the 2024
International Existing Building Code**
North Central Texas Council of Governments
Region

The following sections, paragraphs, and sentences of the 2024 *International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2024 code.

****Section 102.4; change to read as follows:**

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. {No change to rest of section.}

(Reason: To not inadvertently adopt other codes (i.e., Wildland Urban Interface Code, etc....) by reference.)

***** Section 102.4.3 add to read as follows:**

102.4.3 Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(Reason: Added to IEBC for consistency with IBC. This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)

Section 103.1 change to read as follows:

103.1 Creation of enforcement agency. ~~The [INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the *building official*.

[Remainder unchanged]

(Establishes the name of the department and Building Official)

*****Section 104.2.4.1 Flood hazard areas.** (Jurisdictions may consider the option to **amend** or **delete** depending on local enforcement and flood hazard ordinances.)

(Reason: Added to IEBC for consistency with IBC. Flood hazard ordinances may be administered by other departments within the city.)

[Chad recommends this remain enforceable.]



*****Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** (Jurisdictions may consider the option to **amend** or **delete** depending on local enforcement and flood hazard ordinances.)

(Reason: Added to IEBC for consistency with IBC. Flood hazard ordinances may be administered by other departments within the city.)

[Chad recommends this remain enforceable.]

****Section 202; amend definition of Existing Building as follows:**

Existing Building - A building, structure, or space with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use, ~~erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.~~

(Reason: To prevent potential abuses in new construction and shell buildings.)

***** Section 302.2 Additional Codes; Amend to read as follows:**

302.2: Additional Codes

Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Private Sewage Disposal Code, International Property Maintenance Code, International Residential Code and NFPA 70 and any other Codes or other ordinances adopted by the authority having jurisdiction. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

(Reason: Some of the codes listed in this 2024 change may not be adopted by all jurisdictions, additionally there may be specific city ordinances that take precedent over adopted codes.)

*****Section 306.1 Scope; add exceptions to read as follows:**

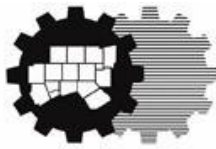
Exceptions:

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: To coordinate with the IBC and State Law for accessibility.)

***** Section 309.2.1 Automatic sprinkler systems; delete this section**

(Reason: Combustible exterior wall coverings are already addressed in Section 309.2. This proposal is a response to the Grenfell Fire in London. COG amendments in DFW area address high rise



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buildings aggressively changing the definition to 55 feet, sprinklered and enforcement history of NFPA 285 addressing combustible materials testing.)

[This is unnecessary. Not recommended.]

****Section 401.3 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 405.2.6 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section 502.2 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city)

****Section 503.2 Flood hazard areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city)

*****Section 503.18 Enhanced classroom acoustics; add after paragraph to read as follows:**

Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

(Reason: TAS does not address this criteria in their evaluation, and it is justifiably required for alterations in existing buildings.

[This is unnecessary. Not recommended.]

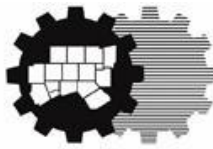
****Section 504.1.2; change to read as follows:**

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

(Reason: To add clarity and help reduce confusion associated with the amendment preventing new fire escapes.)

****Section 504.1.3; delete this section:**

~~**504.1.3 New fire escapes.** New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys, or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~



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(Reason: To generally require a higher level of egress protection and consistent with regional practice.)

[This is unnecessary. Not recommended.]

****Section 507.3 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 701.3 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 702.7; add a code reference to read as follows:**

702.7 Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(Reason: To provide a more complete list of potentially adopted codes.)

****Section 802.5.1; change to read as follows:**

802.5.1 Minimum requirement. Every portion of a floor, such as a balcony or a loading dock, open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps, and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

(Reason: To be consistent with Building Code requirements for guards and unsafe conditions.)

[This is unnecessary. Not recommended.]

****Section 803.1 Scope; add sentence to read as follows:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

****Section 803.3; change section to read as follows:**

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

{Delete rest of Section 803.3.}

(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)

****Section 804.2 General; delete Exception #1 as follows:**

Exceptions: 1. ~~Where the work area and the means of egress serving it complies with NFPA 101.~~
2. [Remain unchanged]

(Reason: NFPA 101 is not a commonly adopted code in the region and enforcement would be problematic, especially due to contradictions with the requirements of the IBC.)

*****Section 804.5.1.2.; change to read as follows:**

804.5.1.2 Fire Escapes required. For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

(Reason: Higher level of safety by not allowing new fire escapes and consistent with regional practice.)

*****Section 804.5.1.2.1; change to read as follows:**

804.5.1.2.1 Fire Escape access and details - ...

1. [Remain unchanged]
2. Access to a new fire escape shall be through a door...[remainder unchanged]
3. ~~Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.~~
4. [Remain unchanged]
5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language and defined term in IBC.)

*****Section 804.7.2 Transoms; amend to read as follows:**

804.7.2 Transoms. In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies,[Remainder unchanged]

(Reason: Transom windows were historically a common practice in school buildings and each jurisdiction should evaluate the impact on their stakeholders and their community with regards to this section.)

****Section 904.1 Automatic sprinkler systems; add sentence to read as follows:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

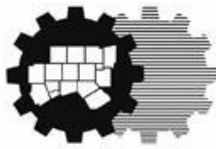
****Section 904.1.1; change to read as follows:**

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of ~~where the~~ high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

(Reason: Level 3 alterations are affecting more than 50% of the existing high-rise building, and as such, sprinkler protection is more than justifiable, even when fire pumps, etc., are necessary. It is noted that the work area method is one of three different methods available to the designer/owner in the IEBC.)

*****Section 1011.2.1: change to read as follows:**

1011.2.1 Automatic Fire sprinkler system. The installation of an automatic sprinkler system shall be required where there is a change of occupancy classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by ~~a nonrated permanent~~



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partition and horizontal assemblies, ~~fire partition, smoke partition, smoke barrier, fire barrier or fire wall.~~

(Reason: 2024 IEBC rearranged text. Section was re-written previous items in #1-6 are now in the main charging language of 1011.2.1. Maintains legacy language requiring at least fire barrier separation between a newly sprinklered more hazardous 'change of occupancy' from non-sprinklered existing occupancies, as is required for fire area separation by the IBC.

****Section 1103.3 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 1201.4 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 1303.1.2; change to read as follows:**

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. ~~and International Property Maintenance Code.~~

(Reason: NCTCOG does not currently recommend, nor review the IPMC for recommended amendments at this time.)

*****Section 1303.1.3 Compliance with Flood Hazard Provisions; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 1402.6 Flood Hazard Areas; delete this section.**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****[F] Section 1502.1 Site safety plan; change to read**

[Existing text remains]

The plan shall be submitted and approved by the Fire Department before a building permit is issued, [Remainder of Existing text remains]

(Reason: Safety plan components require compliance with IFC.)

*****[F] Section 1502.3.1 Violations; change to read**

Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation, by the Fire code official, to the site safety director. ~~in accordance with Section 113.2.~~ Upon the third offense, the Fire code official, based on their findings, shall request a stop work order enforcement be implemented to the code official in accordance with Section 114, and



work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the code official.

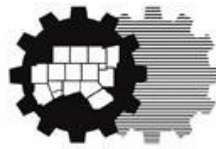
(Reason: Safety plan components require compliance with IFC.)

*****Section 1512.1 When Required; delete Section 1512.1 through 1512.5 and change Section 1512.1 to read as follows:**

1512.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site or as determined by the code official. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.

(Reason: Maintains legacy language for the water supply and ensures adequate water supply as required by the Fire Code for construction that is already well-established. The changes previously published by IEBC drastically reduce the required water supply of the Fire Code without adequate or reasonable justification.)

END



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Recommended Amendments to the 2024 International Plumbing Code

North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted. ~~Lined through type is deleted text from the IPC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment with the 2024 edition of the code.

Note: Historically NCTCOG has limited Chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which Chapter 1 amendments to include.**

****Section 102.8; change to read as follows:**

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

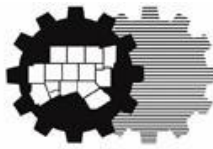
Section 103.1; change to read as follows:

103.1 Creation of agency. The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

[Establishes department name and Building Official]

****Section 305; change to read as follows:**



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305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(Reason: Allows for other materials to be accepted.)

****Section 305.4.1; changed to read as follows:**

305.4.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)

[Recommended depth by CODS Utilities Department]

*****Section 306.2.5; added to read as follows:**

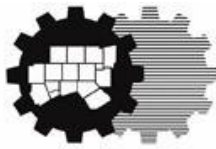
*****306.2.5 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions and ASTM D2321. Trench width shall be controlled to not exceed the outside pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to a minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field.)

*****Section 403.1; add a second paragraph to read as follows:**

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Code Official. The number of occupants shall be determined by the *International Building Code*.

In other than E Occupancies, the minimum number of fixtures in Tabel 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official.



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(Reason: To allow flexibility for designers to consider specific occupancy needs. To be consistent with the International Building Code.)

[Existing amendment carries over.]

***** Section 403: Minimum Plumbing Facilities Table 403.1; add footnotes g and h to read as follows:**

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

[Existing amendment carries over.]

*****Section 413.4; change to read as follows:**

413.4 Required location for floor drains ~~Public laundries and central washing facilities.~~ Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens.
Exception: In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
3. Public restrooms.
4. Closets containing mop/service sinks.

(Reason: To make it more compatible with local health code practices and protection of facilities.)

[Replaces existing amendment and expands.]

*****Section 502.3; change to read as follows:**

502.3 Water heaters installed in attics. (Remain the same) As a minimum access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair rated for 300 lb. minimum.
3. An access door from an upper floor level.



(Reason: To recognize regional practices.)

****Section 608.17.5; change to read as follows:**

608.17.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

(Reason: To recognize regional practices.)

****Section 703.6; Combined sanitary and storm public sewer. Delete**

(Reason: not a standard practice in this region)

****Section 704.5; added to read as follows:**

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

(Reason: to allow owners, installers, inspectors, and design professionals to ready identify product markers to determine they meet all required standards.)

[This is unnecessary. Not recommended.]

****Section 712.4.3; add Section 712.4.3 to read as follows:**

712.4.3 Dual Pump System. All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

(Reason: To address dual pump system. To provide reference for storm drainage systems.)

[This is unnecessary. Not recommended.]

*****Section 903.1.1; change to read as follows:**

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

(Reason: To provide regional guidelines on standard installation methods for this area.)

****Section 1109; Combined Sanitary and Storm Public Sewer: delete this section.**



(Reason: not a standard practice in this region)

*****Section 1202.1; delete Exceptions 1 and 2.**

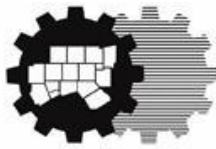
(Reason: State law already specifies that Med Gas systems must comply with NFPA 99.)

*****Chapter 15; ASTM D2321; added to Referenced Standards**

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-
Flow Applications.
306.2.5

(Reason: To add the reference standard as specified in the amendments.)

END



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Recommended Amendments to the 2024 International Fuel Gas Code

North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type~~ is deleted text from IFGC. A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment with the 2024 code.

****Section 102.2; add an exception to read as follows:**

Exception: Existing dwelling units shall comply with Section 621.2.

(Reason: Previous code provisions made unvented heater provisions retroactive except as provided for in local amendment. This amendment and amendment to IFGC 621.2 better clarify what the code already states: existing systems may stay unless considered unsafe.

[This is unnecessary. Not recommended.]

****Section 102.8; change to read as follows:**

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the *National Electrical Code* shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instructions shall apply.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

Section 103.1; change to read as follows:

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(Establishes department name and Building Official)

***Section 306.3; change to read as follows:

306.3 Appliances in attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

1. A permanent Stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

3. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
4. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

(Reason: To provide adequate access to appliances for service or replacement with safe access.)

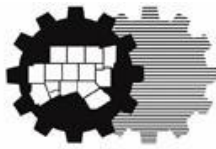
***Section 306.5.1; change to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. (remainder of text unchanged).

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

[This is unnecessary. Not recommended.]

***Section 401.5; add a second paragraph to read as follows:



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Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING
1/2 to 5 psi gas pressure
Do Not Remove"

(Reason: To protect owners and plumbers.)

[This is unnecessary. Not recommended.]

*****Section 404.12; change to read as follows:***

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of ~~12~~ 18 inches (~~305~~ 458 mm) top of pipe below grade, ~~except as provided for in Section 404.12.1.~~

(Reason: To provide increased protection to piping systems and address reference number change.)

[This is unnecessary. Not recommended.]

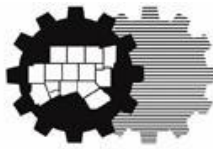
*****Section 406.4; change to read as follows:***

406.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)

*****Section 406.4.1; change to read as follows:***

406.4.1 Test pressure. The test pressure to be used shall be no less than ~~1 1/2 times the proposed maximum working pressure, but no less than 3~~ 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a



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pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)

****Section 409.1; add Section 409.1.4 to read as follows:**

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an *approved* termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)

****Section 410.1; add a second paragraph and exception to read as follows:**

Access to regulators shall comply with the requirements for *access* to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

(Reason: To require adequate access to regulators.)

****Section 621.2; add exception as follows:**

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing *approved* unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when *approved* by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

(Reason: Gives code official discretion.) **END**



North Central Texas
Council of Governments
**Recommended Amendments to the
2024 International Mechanical Code**
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Mechanical Code* (IMC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk identifies a new or revised amendment of the 2024 edition of the code.

Note: Historically the North Central Texas Council of Governments (NCTCOG) has limited Chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which Chapter 1 amendments to include.**

****Section 102.8; change to read as follows:**

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

Section 103.1; change to read as follows:

103.1 Creation of agency. The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(Establishes the department name and Building Official)

*****Section 202; add definition of Effective Dispersal Volume Charge as follows:**



Effective Dispersal Volume Charge (EDVC). The maximum refrigerant charge permitted for an effective dispersal volume.

(Reason: These are additional terms used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit.)

[This is unnecessary. Not recommended.]

*****Section 202; add definition of Refrigerant Detection System as follows:**

Refrigerant Detection System - The product safety standard addresses both refrigerant detection systems and leak detection systems. In the product safety standard, a leak detection system is defined as “a sensing system which responds to refrigerant leaking from a refrigerating system.” A leak detection system may include gas sensing, ultrasonic, or other such methods that meet the standards UL 60335-2-40/CSA C22.2 No. 60335-2-40 or UL 60335-2-89/CSA C22.2 No. 60335-2-89. [ASHRAE 15-2022: 3.1]

(Reason: These are additional terms used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit.)

[This is unnecessary. Not recommended.]

*****Section 202; add definition of Refrigerant Detector as follows:**

Refrigerant Detector - “Refrigerant sensor” is another term for refrigerant detector. A refrigerant sensor is a sensing element combined with electronic circuitry that provides a digital output or an analog signal output that corresponds to the sensed refrigerant gas concentration. [ASHRAE 15-2022: 3.1]

(Reason: These are additional terms used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit.)

[This is unnecessary. Not recommended.]

****Section 306.3; change to read as follows:**

306.3 Appliances in attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow

removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

4. A permanent Stair.
5. A pull-down stair with a minimum 300 lb (136 kg) capacity.
6. An access door from an upper floor level.

Exceptions:

5. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
6. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

(Reason: To provide adequate access to appliances for service or replacement with safe access.)

****Section 306.5.1; change to read as follows:**

306.5.1 Sloped Roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the *appliance* or *equipment* to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code...[remainder of text unchanged]*.

(Reason: To assure safe access to roof appliances. Consistent with IFGC amendments.)

****Section 501.3; add an exception to read as follows:**

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.

3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

(Reason: Provide a reasonable alternative in areas where a large volume of outside air is present.)

****Section 1104.2 Machinery Room ; add an exception to read as follows:**

Exception

7. Machinery Rooms are not required when in compliance with ASHRAE 15 Section 7.4.

(Reason: Using the ASHRAE 15 machinery room requirements, the single and multiple circuit refrigeration systems use release mitigation strategies to safely isolate a section to prevent a full single circuit discharge of a refrigerant with automatic safety shutoff valves. An example of this is in VRF systems where Branch selector boxes/Heat recovery units)

[This is unnecessary. Not recommended.]

***** Section 1104.3.1.1 Group A2L High-Probability Systems. Add this section to read:**

1104.3.1.1 Group A2L High-Probability Systems. High-probability systems using Group A2L refrigerants shall comply with ASHRAE 15 section 7.6.

(Reason: The 2024 IMC permits the use of Group A2L High-probability systems; however, it does not cover the safe limits and refrigerant detection and mitigation requirements for systems outside of a machinery room.)

[This is unnecessary. Not recommended.]

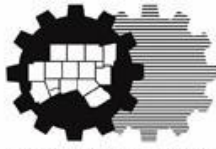
*****Section 1109.2.5 Refrigerant pipe shafts. Change to read:**

[Existing text to remain]

Exceptions:

1. [Existing text to remain]
2. Piping in a direct refrigeration system ~~using Group A-1~~ where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. [Existing text to remain]

(Reason: This will make the IMC consistent with Section 9.12.1.5 of ASHRAE 15-2022. Note that IMC Section 1109.2.2 still requires piping protection, either within building elements or protective enclosures. This is in line with both ASHRAE 15-2019 section 8.10.2 and ASHRAE



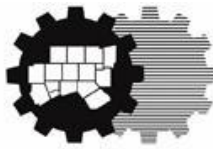
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15-2022 section 9.12.1.5.1 where the refrigerant safety group is not mentioned, only the refrigerant concentration limit (RCL). The RCL for groups other than A1 is either 25% of the LFL or lower to account for flammability, toxicity, and oxygen deprivation.)

[This is unnecessary. Not recommended.]

END



North Central Texas
Council of Governments

**Recommended Amendments to the
2024 International Energy Conservation Code
And the energy provisions of the
2024 International Residential Code**
North Central Texas Council of Governments Region
(Climate Zone 2 & 3 of the IECC)

The following sections, paragraphs, and sentences of the *2024 International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from IECC.~~ A double (**) asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple (***) asterisk identifies a new or revised amendment with the 2024 code. Section numbers in parenthesis represent the corresponding numbers of the energy provisions of the 2024 *International Residential Code* for parallel amendments.

2024 IECC (Energy Provisions of the 2024 IRC)

NOTE:

In the case when an AHJ has governance over land in both Climate Zones 2A and 3A, this body recommends that said jurisdiction amends Tables C301.1 and R301.1 accordingly such that the entire area they have jurisdiction over is of the same Climate Zone.

****Section C102/R102 General; add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:**

C104.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R104.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.5.1.2 (N1102. 5.1.2) and R403.3.7 (N1103.3.7) respectively.



(Reason: This amendment is added to allow alternative compliance in accordance with Texas HB 1365, 78th Legislature. Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003(i).

The last sentence to Section R104.1.2 (N1101.4.1) was added to ensure that every house is tested in accordance with the mandatory provisions of the code.)

Sections C103.1/R103.1; amend to insert the Department Name and Building Official

C103.1 Creation of enforcement agency. The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ ~~having jurisdiction (AHJ)~~ building official.

[Remainder unchanged]

R103.1 Creation of enforcement agency. The ~~{INSERT NAME OF DEPARTMENT}~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ ~~having jurisdiction (AHJ)~~ building official.

[Remainder unchanged]

******Section C403.7.4.1 Nontransient dwelling units.; amend as follows.***

C403.7.4.1 Nontransient dwelling units. Nontransient dwelling units shall be provided with outdoor air energy recovery ventilation systems complying with not less than one of the following:

1. The system shall have an enthalpy recovery ratio of not less than 50 percent at cooling design condition and not less than 60 percent at heating design condition.
2. The system shall have a sensible recovery efficiency (SRE) that is not less than 65 percent at 32°F (0°C) and in Climate Zones 0A, 1A, 2A and 3A shall have a net moisture transfer (NMT) that is not less than 40 percent at 95°F (35°C). SRE and NMT shall be determined from a listed value or from interpolation of listed values at an airflow not less than the design airflow, based on testing in accordance with CAN/CSA C439.

Exceptions:

1. Nontransient dwelling units in Climate Zone 3C.
2. Nontransient dwelling units with not more than 500 square feet (46 m²) of conditioned floor area in Climate Zones 0, 1, 2, 3, 4C and 5C.
3. Enthalpy recovery ratio requirements at heating design condition in Climate Zones 0, 1 and 2.
4. Enthalpy recovery ratio requirements at cooling design condition in Climate Zones 4, 5, 6, 7 and 8.
5. Dwelling units using ventilation systems per the Fan Efficacy Table in R406, shall be considered in compliance.

*****Section C405.2.10 Sleeping unit and dwelling unit lighting and switched receptacle controls; deleted in its entirety.**

(Reason: The requirement for automatic shutoff and switched receptacle controls in sleeping and dwelling units imposes an unnecessary restriction on personal living spaces, where lighting use should be a matter of individual preference rather than mandated control.)

*****Section R105.2.2 Solar Ready System; deleted in entirety.**

(Reason: Removes ambiguity if Solar Ready provisions are not adopted.)

*****Section R106.3 Permit Valuation; deleted in entirety.**

(Reason: R106.3 no longer applies due to conflict with HB852, 86th Regular Session).

Section R202 (N1101.6) Definitions; add the following definition:

****DYNAMIC GLAZING.** Any fenestration product that has the fully reversible ability to change its performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

(Reason: This term is referenced in Section R402.4.2. This definition of DYNAMIC GLAZING is also found in the Commercial provisions of the code.)

[This is unnecessary. Not recommended.]

***** Section R401.2.1 Prescriptive Compliance Option; deleted reference to R408.**

(Reason: Conflicts with HB2439, 86th Regular Session.)

[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

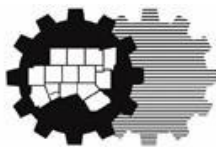
*****Section R402.2.10 (N1102.2.10) Slab-on-grade floors; amend as follows.**

Exception: Slab-edge insulation is not required in jurisdictions designated by the *code official* as having a moderate to heavy or very heavy termite infestation probability.

(Reason: Termites are an issue of concern throughout the North Central Texas Council of Governments Region which includes areas designated as having a “moderate to heavy” and “very heavy” infestation probability.)

[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

***** Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes; amend as follows.**



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Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes. Air-sealed electrical and communication outlet boxes that penetrated the *air barrier* of the *building thermal envelope* shall be caulked, taped, gasketed or otherwise sealed to the *air barrier* element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be tested and marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

Exception: Boxes may be air-sealed in the field using caulk, tape, gasket or other approved method to prevent air leakage through the box in lieu of NEMA OS 4 boxes. Boxes air-sealed in the field shall be sealed to the air barrier element being penetrated and installed in accordance with manufacturer's instructions

(Reason: Amended to allow on-site air-sealing of electrical and communication boxes in order to meet current building techniques, market conditions and product availability. [We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

*****Table 402.1.2 (1102.1.2) Maximum Assembly/Climate Zone items: amend table as follows.**

TABLE R402.1.2 (N1102.1.2) - MAXIMUM ASSEMBLY U-FACTOR AND FENESTRATION REQUIREMENTS

Portions of table not shown remain unchanged.

CLIMATE ZONE	2	3
<u>Attic Roofline</u> <u>U-factor^f</u>	<u>0.035</u>	<u>0.035</u>

f. Air-impermeable insulation located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m² at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.

*****Table 402.1.3 (N1102.1.3) Insulation/Climate Zone items: amend table as follows.**

TABLE R402.1.3 (N1102.1.3) - INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT

Portions of table not shown remain unchanged.

CLIMATE ZONE	2	3
<u>attic roofline</u> <u>R-valueⁱ</u>	<u>30+0ci</u>	<u>30+0ci</u>

i. Air-impermeable insulation of R-30&0 or greater located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m² at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.

(Reason: Amended table to meet current building techniques, market conditions and product availability.)

[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

*****Section R404.2 (N1104.2) Interior lighting controls; deleted in its entirety.**

(Reason: The requirement for automatic shutoff and switched receptacle controls in sleeping and dwelling units imposes an unnecessary restriction on personal living spaces, where lighting use should be a matter of individual preference rather than mandated control.)

[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

***** TABLE R405.4.2(1) (N1105.4.2(1)) - SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS: amend table as follows.**

TABLE R405.4.2(1) (N1105.4.2(1)) SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

Portions of table not shown remain unchanged.

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
Foundations	Type: same as proposed.	As proposed
	Foundation wall or slab extension above grade: 1 foot (30cm) Foundation wall or slab extension below grade: same as proposed Foundation wall or slab perimeter length: same as proposed Soil characteristics: same as proposed.	As proposed
	Foundation wall U-factor and slab-on-grade F-factor: as specified in Table R402.1.2. ⁿ	As proposed

For SI: 1 square foot = 0.93 m², 1 British thermal unit = 1055 J, 1 pound per square foot = 4.88 kg/m², 1 gallon (US) = 3.785 L, °C = (°F-32)/1.8, 1 degree = 0.79 rad.

n. In accordance with Section R402.2.10, a maximum F-factor of 0.73 shall apply for the reference design in jurisdictions designated by the code official as having a moderate to heavy or very heavy termite infestation probability.

(Reason: Termites are an issue of concern throughout the North Central Texas Council of Governments Region which includes areas designated as having a “moderate to heavy” and “very heavy” infestation probability.)

[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

*****TABLE R406.5 (N1106.5) MAXIMUM ENERGY RATING INDEX; amend to read as follows:**

TABLE R406.5 (N1106.5) ²
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
2	51 59	34
3	50 59	33

² The table is effective from September 1, 2022 to August 31, 2025.

TABLE R406.5 (N1106.5) ³
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
2	51 57	34
3	50 57	33

³ The table is effective from September 1, 2025 to August 31, 2028.

TABLE R406.5 (N1106.5) ⁴
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
2	51 55	34
3	50 55	33

⁴ This table is effective on or after September 1, 2028.

(Reason: The tables reflect the values and timetable set forth in HB 3215, 87th Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003.)

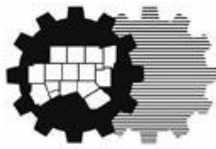
[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

***** Section R408 Additional Efficiency Requirements; deleted in entirety.**

(Reason: The deletion is based on the omission of reference to R408 in R401.2.1, and R408 conflicts with HB2439, 86th Regular Session.)

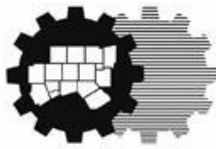
[We utilize Chapter 11 of the IRC. NCTCOG recommended deleting the chapter.]

NOTE : HB 3215 was signed into law by the Governor on June 14, 2021 as part of the 87th Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003 (i), (j), and (k). HB 3215 now allows a Home Energy Rating System Index (ex. HERS Index) utilizing ANSI/RESNET/ICC Standard 301 (as it existed on January 1, 2021) shall be considered in compliance with State law provided that:



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- o *The home includes compliance with the Mandatory requirements of 2018 IECC Section R406.2.*
- o *The home includes compliance with Building thermal envelope provisions of Table R402.1.2 or Table R402.1.4 of the 2018 IECC*



North Central Texas
Council of Governments

**Recommended Regional Amendments to the
2024 International Swimming Pool and Spa Code**
North Central Texas Council of Governments Region

Item 10.

The following sections, paragraphs, and sentences of the 2024 *International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. ~~Lined through type is deleted text from ISPSC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2021 edition of the code. A triple asterisk (***) identifies a new or revised amendment with the 2024 ISPSC code.

*****Section 102.9; Change to read as follows:**

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §265.181 through §265.198, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. Texas Department of Licensing and Regulation (TDLR); *2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

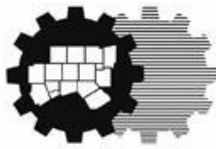
(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

Section 103.1; change to read as follows:

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

*****Section 113.4 Violation penalties; Changed to read as follows:**



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113.4 Violation penalties. Any person 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 or repair a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code may be punishable for each day of the violation set forth by the authority having jurisdiction. ~~, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such a fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

(Reason: Covered by general provisions of the Code of Ordinances.)

****Section 305; Change to read as follows:**

305.1 General.

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one- and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with [ASTM F1346](#) and swimming pools are equipped with a powered safety cover that complies with [ASTM F1346](#), the areas where those spas, hot tubs or pools are located shall not be required to comply with [Sections 305.2](#) through [305.7](#).

(Reason: To clarify requirements for dwellings and commercial properties and specific Texas statutes which regulate public pools and spas.)

**** Add subsection 305.2.8.1; to read as follows:**

305.2.8.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

(Reason: To clarify specific Texas Health and Safety Code Chapter 757.003 (f).)

****Section 305.4 structure wall as a barrier; Changes as follows:**

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure of a one- and two-family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Remainder Unchanged
2. Remainder Unchanged
3. Remainder Unchanged
4. Remainder unchanged
5. Remainder unchanged
6. Remainder unchanged

(Reason: To clarify specific Texas Health and Safety Code Chapter 757.007.)

****Section 305.6; Change to read as follows:**

305.6 Natural barriers used in a one- and two-family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

(Reason: Specific Texas statutes do not allow the use of natural barriers in lieu of fencing for public pools per Chapter 757.003).

****Section 307.1.5 Accessibility; Add exception to Section to 307.1.5 as follows:**

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: To accommodate buildings regulated under state law. Further clarified to mean Components that are specifically addressed by TDLR shall be exempt.)

****Section 307.2.2.2; add to read as follows:**

Section 307.2.2.2. Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception:

A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

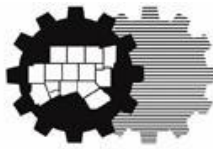
(Reason: To clarify specific distances for pools and spas, correlates with IRC 327.1.)

****Section 310; Change to read as follows:**

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

[Remainder unchanged]

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

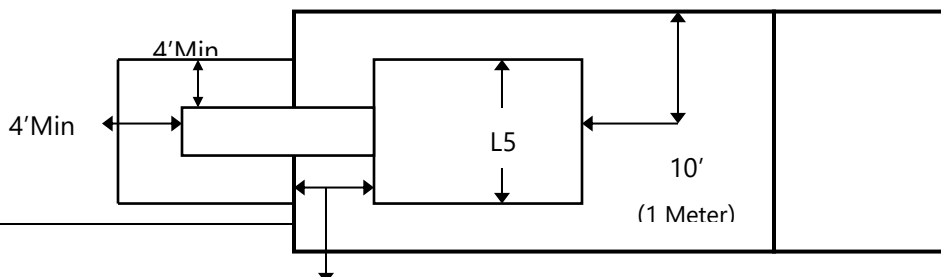
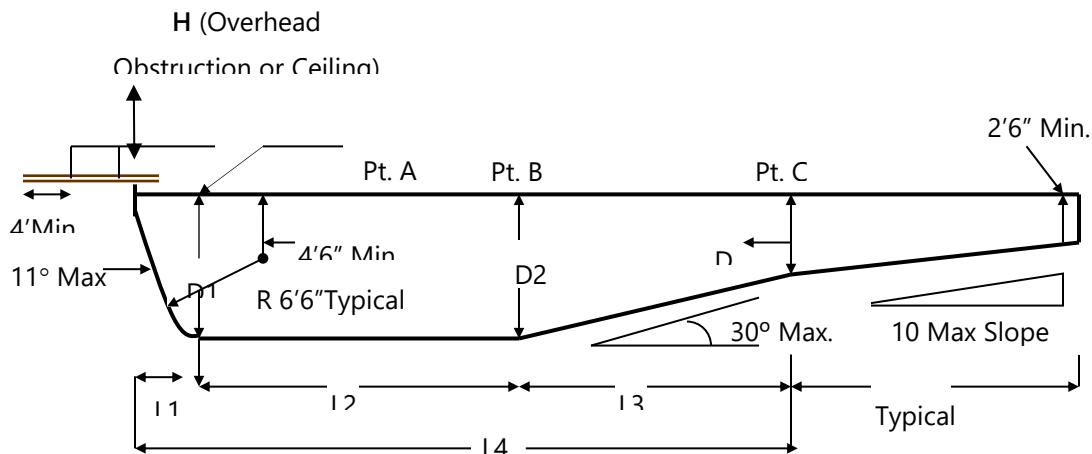


**** Section 402.12; Change to read as follows:**

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with Table 402.12—Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

ADD: Figure: 25 TAC §265.186 (e) (6)

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.





(Reason: To be consistent with state requirements.)

****Section 411.2.1 & 411.2.2; Change to read as follows:**

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches. not be less than 24 inches (607mm) at the leading edge. Treads shall have an unobstructed surface area of not less than 240 square inches (154838mm²) and an unobstructed horizontal depth of not less than 10 inches (254 mm) at the center line.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero except for the bottom riser, shall have a uniform height of not greater than 12 inches (305 mm) measured at the center line. The bottom riser height is allowed to vary to the floor.

(Reason: To avoid conflict with state requirements,)

****Section 411.5.1 & 411.5.2; Change to read as follows:**

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be.

plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.



6. Unchanged

7. Unchanged

(Reason: To be consistent with state requirements.)

****Section 610.5.1; Change to read:**

610.5.1 Uniform height of 9-10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 9-10 inches (~~229-254~~ mm). The bottom riser height shall be permitted to vary from the other risers.

(Reason: To be consistent with state requirements.)

****Section 804 Diving Water Envelopes; Change to read as follows:**

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

(Reason: To provide minimum standards and to clarify specific manufactures specifications of the diving equipment.)

END

City of Dripping Springs

2024 International Building Codes Adoption Ordinance

ORDINANCE No. 2025-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING ARTICLE 24.02 TECHNICAL CONSTRUCTION CODES AND STANDARDS AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, ADOPTION AND AMENDMENTS, A REPEALER, SEVERABILITY, AND ENFORCEMENT; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

- WHEREAS,** the City Council of the City of Dripping Springs (“City Council”) seeks to promote reasonable, sound, and efficient land use and construction within the City of Dripping Springs (“City”); and
- WHEREAS,** the Dripping Springs City Council, as a duly-elected legislative body, finds that it is facing significant historic and contemporary land use challenges that existing regulations were not designed to address; and
- WHEREAS,** Texas Local Government Code Section 51.001 provides the City general authority to adopt an Ordinance or police regulations that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and
- WHEREAS,** pursuant to Texas Local Government Code Chapters 214 and 216, to protect the public health, safety, and welfare, the 2024 International Residential Code; 2024 International Building Code; 2024 International Existing Building Code; International Mechanical Code; 2024 International Plumbing Code; 2024 International Fuel Gas Code; 2024 International Swimming Pool and Spa Code; 2024 International Energy Conservation Code; and 2023 National Electrical Code are adopted as the municipal commercial building codes; and
- WHEREAS,** the City Council has determined that the adoption of the updated International Building Code standards, with codified local amendments, is necessary to facilitate proper inspection activities by the City relating to building standards within the corporate city limits of the City of Dripping Springs, Texas, in the extraterritorial jurisdiction of Dripping Springs, and for commercial buildings served by City utilities, relating to public safety, health, and general welfare; and
- WHEREAS,** the City Council seeks to apply up-to-date regulatory systems to projects to the extent reasonably possible and within the confines of the law; and

WHEREAS, the City Council finds that it is in the best interest of the City and its residents to adopt the Dripping Springs Technical Criteria.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 24, Article 24.02 is amended to read in accordance with “**Exhibit A**”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be added to Article 24.02 and any text that is struck through shall be removed.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 16th day of December, 2025 by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

*Exhibit "A"***ARTICLE 24.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS****Division 1. Generally****Sec. 24.02.001 Title**

This article shall be commonly cited as the building code ordinance.

Sec. 24.02.002 Purpose

This article is adopted so that the city council may promote the public health, safety, morals and general welfare within the city through the regulation of certain construction activities.

Sec. 24.02.003 Scope

This article applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ) as applicable.

~~Sec. 24.02.004 Permit fees~~

~~No permit required by the building code shall be issued until the fees prescribed in this article have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. Fees for building permits will be that amount listed in the city's fee schedule, which is established by the city council and enacted by separate ordinance (appendix A of this code).~~

Sec 24.02.004 Contractor Registration

- (a) Each contractor shall register with the city.
- (b) At the time of registration, the contractor shall provide their TDLR license, a state or federally issued photo ID verifying the identity of the licensed master trade professional employed by the contractor, master trade professional license, and proof of insurance.
- (c) A trade company must employ a licensed master trade professional at all times.

Sec. 24.02.005 Definitions

- (a) Rules of interpretation. Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in this code, shall be given the meanings set forth in this code. Words and phrases not defined in this code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

- (a) Specific definitions.

Alter. To make a physical change in or to a building, object, site or structure.

Build. To form by ordering and uniting materials by gradual means into a composite whole. The term includes the acts of developing or expanding upon buildings or structures. The term also includes the installation or placement upon land of a prefabricated building including a HUD-code manufactured home. A building permit is required for HUD-code manufactured homes in order to ensure compliance with zoning, setbacks and septic rules. HUD-code manufactured homes are not subject to building code standards for construction unless post-factory additions are made to the structure (including but not limited to porches, garages, decks and additional rooms).

Building. An improvement or change to the property which substantially reduces the permeability of the natural ground underneath the building or structure to absorb rainfall. This term also includes a dwelling, such as a house, barn, church, hotel, or similar structure created to shelter any form of human activity.

Building Inspector. The person appointed by the city council to inspect building activities to ensure compliance with applicable codes, permits and ordinances. The city's building inspector can be a volunteer, employee, agent of another political subdivision, company, corporation, or independent contractor retained by the city.

Building Official. The person appointed by the city council to receive and review applications for permits and ensure compliance with applicable codes, permits and ordinances. The city's building official can be a volunteer, employee, agent of another political subdivision, company, corporation, or independent contractor retained by the city.

Clear. To make a material change in the character of the land, including but not limited to the extraction of vegetation, removal of brush, cutting of trees, or modification of the natural grade or slope of the land.

Contractor. – see [Trade Contractor](#)

Construct. To excavate or grade property in connection with construction of a foundation for any improvement to be located on the land. The term also means to form a building or structure by combining materials or parts.

Demolish. To remove all or part of a building or structure.

Develop. To make a material change in the use or character of the land, including but not limited to the placement of any building or other structure on the land.

Expand. To add any square footage of impervious cover on the building or property, regardless of whether such addition will be covered or uncovered.

Fill. To deposit or stockpile dirt, stone, construction debris or other material in order to modify land or alter current drainage patterns.

General contractor. [a person, firm, association, or corporation that performs or contracts work for hire within the city for which a permit is required including, but not limited to, work that is required or useful for the construction, repair, alteration, removal, or demolition of a structure, sign, street or of an appurtenance that connects to the city's water or sewer service. A general contractor does not include a trade contractor as defined in this section.](#)

Grade. To clear, strip, cut, fill or stockpile dirt, including land in its cut and filled condition, to create new grades or alter current drainage patterns.

Home backup power installation. See Residential energy backup system.

Ordinary maintenance. Activities relating to a property that would be considered ordinary or common for maintaining the property, including but not limited to repairs, or the replacement of materials with identical or in-kind materials. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or load bearing support; removal or change of means of egress.

Qualifying residential energy backup system. A residential energy backup system that is (a) capable of providing no more than 50 kilowatts (kW) of electricity and (b) has a storage capacity, if any, of no more than 100 kilowatt hours (kWh).

Person. Any human individual or corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, and any other legal entity.

Pool. a permanent swimming pool, permanent wading or reflection pool, or permanent hot tub or spa over 14 inches deep, located at ground level, above ground, below ground, or indoors.

Remodel. To construct an addition or alter the design or layout of a building or make substantial repairs or alterations so that a change or modification of the entrance facilities, toilet facilities, or vertical access facilities is achieved.

Repair. The maintenance of or the return to a state of utility of a building, object, site or structure.

Residential energy backup system. An electric generating facility, including any associated energy storage facility and related infrastructure and equipment, intended to provide electrical power to a one- or two-family dwelling and connected at 600 volts or less.

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation installed on, above, or below the surface of land or water. The term refers to something arranged in a definite pattern of organization. The term includes those functional constructions made usually for purposes other than creating shelter. The term includes but is not limited to roads, streets, sidewalks, porches, towers, tanks. The term also includes additions to or expansions of mobile homes, HUD-code manufactured homes, manufactured homes, modular homes, and industrialized housing.

~~Temporary structures and uses. The creation of structures or use of land that are limited as to time of service, but shall not be permitted for more than 180 days.~~

Third-Party Professional. A person independent of the contractor performing the work and qualified to perform plan review or inspection under applicable state law and city ordinance.

Trade contractor. a contractor or subcontractor who is licensed by the state including the following:

- (a) Electrical contractor means a contractor who performs work as defined in chapter 1305 of the Texas Occupations Code.
- (b) Irrigation contractor means a contractor who performs work as defined in chapter 1903 of the Texas Occupations Code.
- (c) Mechanical contractor means an air conditioning and refrigeration contractor as defined in chapter 1302 of the Texas Occupations Code.
- (d) Plumbing contractor means a contractor who performs work as defined in chapter 1301 of the Texas Occupations Code.
- (e) Water well driller and pump installer means a contractor who performs work as defined in chapter 1901 of the Texas Occupations Code.

Trade Work. The installation, maintenance, or repair of building systems or structures requiring a specific license issued by the Texas Department of Licensing and Registration for the scope of work being performed.

Vacant lot. Land that is undeveloped and unused. The term also includes any area with significant amounts of land not covered by impervious surfaces that is suitable for development or infill.

Sec. 24.02.006 Compliance

- (a) Compliance required.
 - (1) It ~~shall be unlawful~~ is an offense for any person to alter, build, construct, demolish, erect, extend, install, modify, move, relocate, remodel, or remove a building, site place, or structure in a manner not in compliance with this article.
 - (2) It is an offense ~~shall be unlawful~~ for any person to grade or fill in a manner not in compliance with this article.
 - (3) It is an offense ~~shall be unlawful~~ for any person to construct a swimming pool, spa or septic system in a manner not in compliance with this article.
- (b) Applicability to existing construction. This article shall not apply to properties upon which construction lawfully commenced prior to the adoption of this article. Construction initiated prior to the adoption of this article shall remain subject to previously adopted building codes unless the owner opts to comply with this article through written notification to the city.

Sec. 24.02.007 Variances

- (a) The city council is hereby authorized to approve variances from this article and the codes adopted herein.
- (b) No variance shall be granted without first having given public notice and having held a public hearing on the written variance request in accordance with this article. In order to grant a variance, the city council must first find:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of the land;
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this article.

Sec. 24.02.008 Enforcement; penalties

- (a) Enforcement. The city shall have the power to administer and enforce the provisions of this article as may be required by governing law. Any person violating any provision of this article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this article is hereby declared to be a nuisance.
- (b) Criminal penalty. Any person violating any provision of this article shall, upon conviction, be fined a sum not exceeding five hundred dollars (\$500.00). Each day that a provision of this article is violated shall constitute a separate offense. An offense under this article is a misdemeanor.
- (c) Civil remedies. Nothing in this article shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including, but not limited to the following:
 - (1) Injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article; and
 - (2) A civil penalty up to one thousand dollars (\$1,000.00) a day when it is shown that the defendant was actually notified of the provisions of the article and after receiving notice committed acts in violation of the article or failed to take action necessary for compliance with this article; and other available relief.

Sec. 24.02.009 Removal of trash and building materials at construction sites

No person shall place or allow trash from building materials on areas adjacent or near the property upon which the structure is being built. It ~~is an offense shall be unlawful~~ for the owner or contractor to allow trash, brush or building materials to be thrown, blown or placed upon any street, sidewalk, right-of-way, alley or public place. It shall be the duty of the owner or contractor to remove all unused building materials, trash, garbage, etc., from the premises upon completion of the structure.

Sec. 24.02.010 Scaffolding

It ~~is an offense shall be unlawful~~ for any person to erect, or cause to be erected or used, any scaffold in this city, for use in the erection of stone, brick or other building material, unless the same is well secured and safely supported, and is of sufficient width, so as to insure the safety of persons working thereon, or passing by or under the same, against the falling thereof, or such materials as may be used, placed or deposited thereon.

Sec. 24.02.011 Guarding of holes and excavations

It is an offense ~~shall be unlawful~~ for any persons having charge of any private or public improvements in the city to leave any hole, ditch or excavation, in, or adjoining any public place, without guarding, covering or fencing the same, so as to prevent persons or animals from danger of falling therein.

Sec. 24.02.012 Sanitary facilities at construction sites

Whenever a construction project will require that workers remain on the project site for more than four (4) hours per day and whenever said project will have an expected duration of fourteen (14) or more days and whenever there are no available sanitary facilities convenient to the project site, the general contractor or property owner will provide temporary sanitary facilities. The facilities provided will be convenient to the project site and will be constructed in such a manner as to provide privacy to the user. The facilities will be maintained and serviced as required to ensure that said facilities are neither a nuisance nor a hazard.

~~Sec. 24.02.013 Swimming pool fencing~~

- ~~(a) All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than fourteen (14) inches, whether constructed above or below the ground, shall be enclosed by a fence at least forty eight (48) inches high. The fence and gates shall be of such material and construction so as to be a deterrent to small children who might be attracted to the pool.~~
- ~~(b) At no time shall the fence be in conflict or violation with existing ordinances setting out clearances around fire plugs, clearances from street corners or ordinances touching upon sight clearances.~~
- ~~(c) It is an offense shall be unlawful for any person, firm or corporation to own, in whole or part, or to be in possession of any swimming pool which is not fenced as provided in this section.~~

Sec. 24.02.013 Grading and Filling

(a) Permit Required: It is an offense for any person to grade or fill a vacant lot without first applying for and receiving a permit for such grade and fill from the city in compliance with this article.

(b) Permit standards:

- (1) In considering whether to issue a grade and fill permit, the city shall require from the applicant a drainage study on the impact of the proposed drainage patterns on neighboring properties and waterways.
- (2) The applicant must submit information describing the intended use of the property and the necessity for the grade and/or fill improvements.
- (3) A permit for the stockpiling of any dirt or other fill material may only be for a temporary period not to exceed one hundred and eighty (180) days.

Sec. 24.02.014 Residential Energy Backup Systems

(a) Applicability; Purpose

- (1) This section applies to all Residential Energy Backup Systems installed within the City limits or its extraterritorial jurisdiction, regardless of system size or configuration.
- (2) The purpose of this section is to implement permitting, plan review, inspection, and fee provisions for Residential Energy Backup Systems and to limit third-party review/inspection and fee exemptions solely to those systems that qualify under applicable state law.

(b) Definitions

- (1) Residential Energy Backup System means an electric generating facility, including any associated energy storage system and related infrastructure and equipment, intended to provide electrical power to a one- or two-family dwelling and connected at 600 volts or less.
- (2) Qualifying Residential Energy Backup System means a Residential Energy Backup System that:
 - (A) is capable of providing no more than 50 kilowatts (kW) of electrical output; and
 - (B) has an energy storage capacity, if any, of no more than 100 kilowatt-hours (kWh).
- (3) Non-Qualifying Residential Energy Backup System means any Residential Energy Backup System that exceeds either threshold in subsection (b)(2).

(c) Regulatory Paths; Third-Party Eligibility and Fee Exemption

- (1) Qualifying Systems (<50 kW and <100 kWh):
 - (A) Third-Party Pathway. The applicant may utilize third-party plan review and inspections. The City shall issue the permit within two (2) business days of receiving a complete application and the executed Third-Party Review Declaration of Compliance and Liability. No City plan review or inspection is required for these systems, and no plan review or inspection fee shall be charged for services performed by third parties. Plans are not required at time of application but must be uploaded as provided in subsection (f).
 - (B) Optional City Pathway. At the applicant's election, the City may perform plan review and inspections under standard City procedures and fee schedules.
- (2) Non-Qualifying Systems (>50 kW or >100 kWh):
 - (A) City Plan Review and Inspections Required. Such systems are subject to standard City permitting, plan review, inspection, and applicable fees.
 - (B) No Exemption. Non-Qualifying Systems are not eligible for the third-party review/inspection or fee exemption under this section.

(d) System-Specific Requirements

- (1) Generators Fueled by Propane (LP Gas):

- (A) Qualifying Systems. Eligible for the Third-Party Pathway described in subsection (c)(1). The application must include a Third-Party Review Declaration of Compliance and Liability. Plumbing inspections of the propane gas system shall be conducted by a licensed inspector recognized by the Texas Railroad Commission, and the propane inspector must complete a Third-Party Inspection Declaration of Compliance and Liability.
- (B) Non-Qualifying Systems. Subject to standard City plan review, inspection, and fees. Propane system inspections shall be conducted as required by applicable law by a licensed inspector recognized by the Texas Railroad Commission; a Third-Party Inspection Declaration of Compliance and Liability is required from the propane inspector.
- (2) Generators Connected to Natural Gas:
 - (A) Qualifying Systems. Eligible for the Third-Party Pathway described in subsection (c)(1) and must include a Third-Party Review Declaration of Compliance and Liability. Modifications to the natural gas system require a stand-alone trade plumbing permit, applicable fees, and inspections. At the applicant's request, the plumbing permit and associated inspection fees may be combined with the generator permit; otherwise, a separate plumbing permit is required.
 - (B) Non-Qualifying Systems. Subject to standard City plan review, inspection, and fees. Natural gas modifications require a stand-alone plumbing permit, fees, and inspections, which may be combined with the generator permit upon request or obtained separately, consistent with City procedures.
- (3) Solar Photovoltaic (PV) Systems With or Without Energy Storage Systems (ESS), With or Without Generators:
 - (A) Qualifying Systems. Eligible for the Third-Party Pathway described in subsection (c)(1). The application shall be for a no-fee solar/ESS permit that includes the Third-Party Review Declaration of Compliance and Liability. If the system includes a generator, the applicable generator provisions in subsection (d)(1) or (d)(2) must also be met.
 - (B) Non-Qualifying Systems. Subject to standard City plan review, inspection, and fees. Systems that include a generator must also comply with the applicable generator provisions in subsection (d)(1) or (d)(2).

(e) Permit Application and Issuance

- (1) The following process applies to all Residential Energy Backup Systems:
 - (A) Upon receipt of a complete application and, if using the Third-Party Pathway, a Third-Party Review Declaration of Compliance and Liability, the Building Department shall issue the permit within two (2) business days. Approved plans are not required at the time of application. Applicants utilizing the Third-Party Pathway must select "Third-party plan review and inspections" in the application.
 - (B) Work may commence upon permit issuance and in accordance with the approved plan review path selected by the applicant.

- (C) Approved plan review documents must be uploaded to the permit within fifteen (15) business days of completion of the plan review. Documentation must comply with subsection (f).
- (D) Third-Party Inspection Declaration of Compliance and Liability and all inspection records must be uploaded to the permit within fifteen (15) business days of the final inspection. The Certificate of Completion will be issued and the project closed upon receipt of all required inspection documents.

(f) Third-Party Plan Review — Qualifications and Required Submittals

- (1) Independence and Credentials. Third-party plan review must be performed by a Third-Party Professional independent of the contractor performing the work. Electrical plans shall be prepared and signed/sealed by either a licensed Master Electrician or a Texas-licensed Professional Engineer.
- (2) Required Plan Content. Submittals shall be compliant with all applicable laws, codes, ordinances, and City-adopted standards and include, at a minimum:
 - (A) Electrical Plans: index of plans; code analysis; property address and legal description; one-line or three-line diagram; manufacturer specification sheets, installation instructions, and listing information for all components, including generators, ESS equipment, and storage batteries; labeling per the NEC; load calculations per the NEC inclusive of charging demands for batteries or other storage; and listed racking systems for energy storage components.
 - (B) Site Plan: location of existing and proposed structures; setbacks/easements and dimensions to property lines; location of any generators, ESS equipment and batteries, and impact protection; existing main electrical service and proposed equipment, including transfer switches, revenue meters, distribution generator meter, service disconnect or panel, inverters, rapid shutdown equipment, conduits and combiner boxes, modules/panels, listed mounting systems, or other equipment; and building components for solar PV systems.
 - (C) Roof Plan (if applicable to PV/ESS on roof): prepared and signed/sealed by a Texas-licensed Professional Engineer; structural calculations for roof-mounted array systems; array layout; roof covering, type and number of overlays, and roof deck type; rafter or beam sizes, spacing, and roof slope; locations of plumbing, mechanical, and attic vent terminals; dimensional measurements for firefighter access; listed and labeled array/panel fastening method; fastening schedule; and method of sealing roof penetrations.

(g) Third-Party Inspections — Qualifications and Documentation

- (1) Inspector Qualifications and Independence. Third-Party Inspections must be conducted by a Master Electrician as described by the Texas Occupations Code, an Electrical Inspector as defined by the Texas Occupations Code, or a Texas-licensed Professional Engineer, and must be independent of the contractor performing the work.
- (2) Documentation Timeline. Within fifteen (15) business days of completing inspections, the Third-Party Inspection Declaration of Compliance and Liability must

be uploaded to the permit.

(h) City Review and Inspections (Optional)

Applicants may elect City plan review and inspections for any Residential Energy Backup System. To utilize City services, select “City review and inspections” when completing the application.

(i) Compliance with Codes

All systems, regardless of pathway, must comply with all applicable laws, codes, ordinances, and standards adopted by the City.

Sec. 24.02.015 Transition Rules

- (a) Permits issued prior to the effective date of this ordinance shall remain subject to the codes and standards in effect at the time of issuance unless the applicant elects to comply with this ordinance.
- (b) Any pending application for a permit as of the effective date may be processed under either the prior code or this ordinance at the applicant's election, provided written notice is submitted within 10 days of the effective date.

Secs. 24.02.016-24.02.060 Reserved

Division 2. Residential Building Code^{*}

Sec. 24.02.061 Adopted

The city hereby adopts a certain document, one copy of which is on file at ~~the office of the city secretary~~ the Development Services building, being marked and designated as the 2018~~24~~ edition of the “International Residential Code for One- and Two-Family Dwellings,” published by the International Code Council, Inc., as may be amended. Such document, as may be amended, are hereby adopted as the Residential Building Code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the city, and providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, conditions and terms of such International Residential Code, which is adopted and made a part hereof as if fully set out in this division. The Residential Building Code shall also include the certain appendix chapters as may be designated by the city council.

Sec. 24.02.062 Appendices adopted

The following appendices or portions thereof from the International Building Code for One- and Two-Family Dwellings are hereby adopted, enacted, and officially incorporated into and among the city’s building codes:

Appendix AA: Board of Appeals

Appendix BA: Manufactured Housing Used as Dwelling.

Appendix BB: Tiny Houses

Appendix BC: Accessory Dwelling Units (ADU)

Appendix BD: Home Day Care Occupancy

Appendix BF: Patio Covers.

Appendix BM: 3D-Printed Building Construction

Appendix BO: Existing Buildings and Structures.

Appendix NB: Solar-Ready Provisions -Detached One-and Two-Family Dwellings and Townhouses

~~Sec. 24.02.064—Permit exemptions~~

~~A building permit is not required for the following:~~

- ~~(1) Painting, wallpapering, tiling, carpeting, installing cabinets or countertops, or similar work;~~
- ~~(2) Constructing one-story detached accessory structures used as storage sheds, playhouses, or similar uses, provided the floor area does not exceed two hundred (200) square feet (such structures are not subject to building code standards but must receive a building permit in order to confirm placement regarding setbacks and zoning); or~~
- ~~(3) Performing ordinary maintenance.~~

~~Sec. 24.02.063—Temporary structures and uses~~

~~The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days.~~

~~Sec. 24.02.066—Electrical work~~

~~(c) Electrical permit required. It is an offense shall be unlawful for any person to perform any electrical work within the city without first applying for and receiving a permit. It is an offense shall also be unlawful for any person to perform any electrical work within the city contrary to a permit that has been issued.~~

~~(d) Electrical permit exemptions. A building permit is not required for the following:~~

- ~~(1) Performing ordinary maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

~~(e) Definitions. The following definitions shall apply to electrical work performed subject to the city's residential code:~~

~~Contractor. A person defined as an electrical contractor under chapter 1305 of the Texas Occupations Code (Texas Electrical Safety and Licensing Act).~~

~~Subcontractor. A person or company licensed as an electrical contractor who enters an agreement with another contractor or owner to perform work on an electrical wiring system.~~

~~(f) Registration of electrical contractors.~~

- ~~(1) Each licensed electrical contractor shall register with the city.~~
- ~~(2) At the time of registration, an electrical contractor shall designate the name of the master electrician employed by the contractor.~~
- ~~(3) An electrical contractor must employ a master electrician at all times, except as provided in this article.~~

~~(g) Issuance of electrical permits.~~

- ~~(1) Except as provided below in subsection (f) (homestead permits), the building official may issue an electrical permit only to an electrical contractor who is:~~
 - ~~(A) Licensed to supervise the scope of work for which the permit is issued;~~
 - ~~and~~
 - ~~(B) Registered with the city.~~
- ~~(2) An electrical contractor may designate a maximum of three (3) agents to obtain electrical permits on behalf of the contractor under the contractor's license. An electrical contractor shall not designate more than three (3) agents.~~

~~(h) Homestead permits.~~

- ~~(1) A person who is not licensed to perform electrical work may perform electrical work within a residence owned by the person if the residence is the person's homestead, and before beginning the electrical work, the person obtains a homestead permit and pays the required permit fee. The building official shall issue a homestead permit if the person files documentation approved by the building official proving that the residence is the person's homestead.~~
- ~~(2) A person may obtain a homestead permit for only one location within a 24-month period.~~
- ~~(3) A person who obtains a homestead permit shall not allow or cause another person to perform electrical work under the permit, the building official may suspend or revoke a homestead permit under which electrical work has been performed by a person other than the person who obtained the permit.~~
- ~~(4) A homestead permit shall not be issued for electrical work on a HUD-code-manufactured, mobile, modular, industrialized, or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the HUD-code-manufactured, mobile, modular, industrialized or manufactured home is located in a mobile home park, mobile home community, or other commercial premises.~~

Sec. 24.02.063 Homestead Permit

- (a) A person who is not licensed to perform trade work may perform such work within a residence owned by the person if the residence is the person's homestead, and before beginning the work, the person obtains a homestead permit and pays the required permit fee.
- (b) The building official shall issue a homestead permit if the person files documentation approved by the building official proving that the residence is the person's homestead.
- (c) A person may obtain a homestead permit for only one location within a 24-month period.
- (d) A person who obtains a homestead permit is required to submit applicable documents for plan review, pass the plan review, and request and pass all required inspections.

- (e) A person who obtains a homestead permit shall not allow or cause another person to perform trade work under the permit; the Building Official may suspend or revoke a homestead permit under which trade work has been performed by a person other than the person who obtained the permit.
- (f) A homestead permit shall not be issued for trade work on a HUD-code manufactured, mobile, modular, industrialized, or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the HUD-code manufactured, mobile, modular, industrialized or manufactured home is located in a mobile home park, mobile home community, or other commercial premises.

Sec. 24.02.064 Local Amendments

The following sections, paragraphs, and sentences of the 2024 *International Residential Code* are hereby amended as follows: Standard type is text from the IRC. Underlined type is text inserted. ~~Lined through type is deleted text from IRC.~~

(a) *Section R102.4 Referenced codes and standards; change to read as follows:*

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(b) *Section R103.1 Creation of Enforcement Agency to read as follows:*

R103.1 Creation of enforcement agency. The ~~[insert name of department]~~ Building Department is hereby created and the official in charge thereof shall be known as the building official.

[Remainder unchanged]

(c) *Section R104.7 Official Records to read as follows:*

R104.7 Official records. The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for ~~not less than 5 years or~~ as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(d) *Section 109; add Section 109.5 to read as follows:*

109.5 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.

2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Failure to maintain erosion control, trash control or tree protection.

(e) **Section R202 Definitions; change definition of "Townhouse Unit" to read as follows:**

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

(f) **Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety.**

(g) **Section 328.1.1; add to read as follows:**

Section 328.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(h) **Section R401.2; add a new paragraph following the existing paragraph to read as follows.**

Section R401.2. Requirements. {existing text unchanged} ...

All foundations and/or footings supporting conditioned space or accessory structures larger than 600 square feet, or any size addition to an existing post-tension foundation shall be designed by an engineer registered in Texas.

(i) **Section M1305.1.2; add the following text and Exception to read as follows:**

M1305.1.2 Appliances in attics. {existing text unchanged} ... As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with the approval of the building official.
2. {existing text unchanged}

(j) *Section G2421.1 (410.1); add text and Exception to read as follows:*

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be ... *{bulk of paragraph unchanged}* ... *approved* for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

(k) *Section P2603.5.1 Sewer Depth; change to read as follows:*

P2603.5.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(l) *Section P2804.6.1; change to read as follows:*

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge ~~to the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.

{remainder unchanged}

(m) *Section P2902.5.3; change to read as follows:*

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum

breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

(n) *Section P3112.2 Vent Connection; delete and replace with the following:*

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

Secs. 24.02.065–24.02.120 Reserved

Division 3. Commercial Building Code ~~and Existing Building Code~~*

Sec. 24.02.121 Adopted

The city hereby adopts a certain document, a copy of which is on file at the Development Services Building, being marked and designated as the 2024 edition of the “International Building Code,” published by the International Code Council, Inc., as may be amended. Such documents, as may be amended, are hereby adopted as the Commercial Building Code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of building and structures, and providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, conditions and terms of such International Building Code, which is adopted and made a part hereof as if fully set out in this division. The Commercial Building Code shall also include the certain appendix chapters as may be designated by the city council.

Sec. 24.02.122 Appendices adopted

The following appendices or portions thereof, from the International Building Code are hereby adopted, enacted, and officially incorporated into and among the city’s building codes.

Appendix B: Board of Appeals.

Appendix C: Group U - Agricultural Buildings.

Appendix F: Rodent Proofing.

Appendix I: Patio Covers.

Appendix J: Grading.

Appendix P: Sleeping Lofts.

~~Sec. 24.02.123 Temporary structures and uses~~

~~The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days.~~

Sec. 24.02.123 Local Amendments

The following sections, paragraphs, and sentences of the 2024 *International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~

(a) Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

(b) Section 101.4.8; add the following:

101.4.8 Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(c) Section R103.1 Creation of Agency to read as follows:

R103.1 Creation of agency. The ~~[insert name of department]~~ Building Department is hereby created and the official in charge thereof shall be known as the building official.

[Remainder unchanged]

(d) Section R104.7 Official Records to read as follows:

R104.7 Official records. The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for ~~not less than 5 years or as~~

long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(e) *****Section 109; add Section 109.7 to read as follows:***

109.7 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. City approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Failure to maintain erosion control, trash control or tree protection.

(f) ***Section 202; add definition to read as follows:***

HIGH-PILED COMBUSTIBLE STORAGE: Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

(g) ***Section 202; amend definition to read as follows:***

HIGH-RISE BUILDING. A building with an occupied floor or occupied roof located more than ~~75-55 feet (22 860 mm)~~ (16 764 mm) above the lowest level of fire department vehicle access.

(h) ***Section 202; amend definition of SPECIAL INSPECTOR to read as follows:***

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge ~~and approved by the Building Official~~ as having the competence necessary to inspect a particular type of construction requiring special inspection.

(i) ***Section 403.3.2; change to read as follows:***

403.3.2 Water Supply to required Fire Pumps. In all buildings that are more than ~~420~~ 120 feet (128 36.6 m) in building height, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height,~~ required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(j) *Section 406.3.3.1 Carport separation; add sentence to read as follows:*

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(k) *Section 503.1.; add sentence to read as follows:*

503.1. General. [Existing Text to remain]

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

(l) *Section 506.3.1; add sentence to read as follows:*

506.3.1 Minimum percentage of perimeter. [Existing Text remains]

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

(m) *Section 708.4.3; change sentence to read as follows:*

708.4.3 Fireblocks and draftstops in combustible construction. [Body of text unchanged]

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. [Remainder unchanged]

(n) *Section 718.3; change sentence to read as follows:*

718.3 Draftstops in floors. [Body of text unchanged]

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

(o) *Section 718.4; change sentence to read as follows:*

718.4 Draftstops in attics. [Body of text unchanged]

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

(p) *Section 901.6.1.1; add to read as follows:*

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if

applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

(q) **Section 901.7; change to read as follows:**

901.7 Systems Out of Service. Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remainder of section unchanged}}

(r) **Section 903.1.1; change to read as follows:**

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of~~ in addition to automatic sprinkler protection where recognized by the applicable standard ~~and, or as~~ approved by the *fire code official*.

(s) **Section 903.2; add paragraph to read as follows and delete the Exception:**

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

~~Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.~~

(t) **Section 903.2.2.1; change exception to read as follows:**

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

(u) *Section 903.2.4.2; change to read as follows:*

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

(v) *Section 903.2.9.3; change to read as follows:*

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

(w) *Section 903.2.9.4; delete Exception:*

903.2.9.4 Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

~~**Exception:** Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.~~

(x) *Section 903.2.9.5; add to read as follows:*

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open

metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

(y)Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings ~~55~~ 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more,~~ other than penthouses in compliance with Section 1511 of the *International Building Code*, located ~~55 35 feet (16 764 10 668 mm)~~ or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exception:

1. ~~Occupancies in Group F-2.~~

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages complying with 903.2.10

(z)Section 903.3.1.1.1; change to read as follows:

903.3.1.1.1 Exempt Locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ... {text unchanged} ... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. ~~Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
4. ~~Fire service access-~~Elevator machine rooms, ~~and~~ machinery spaces, ~~and~~ hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.-
5. ~~Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.~~

(aa) *Section 903.3.1.1.4; add the following Section:*

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

(ab) *Section 903.3.1.2.2; change to read as follows:*

903.3.1.2.2 Corridors and balconies ~~in the means of egress~~. Sprinkler protection shall be provided in all corridors and for all balconies. ~~in the means of egress where any of the following conditions apply:~~

1. ~~Corridors with combustible floor or walls.~~
2. ~~Corridors with an interior change of direction exceeding 45 degrees (0.79 rad).~~
3. ~~Corridors that are less than 50 percent open to the outside atmosphere at the ends.~~
4. ~~Open ended corridors and associated exterior stairways and ramps as specified in Section 1027.6, Exception 3.~~
5. ~~Egress balconies not complying with Sections 1021.2 and 1021.3.~~

(ac) *Section 903.3.1.2.3; delete section and replace as follows:*

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or

above the lowest level of fire department vehicle access.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

- 4.1. Provide automatic sprinkler system protection.
- 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
- 4.3. Construct the attic using noncombustible materials.
- 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
- 4.5. Fill the attic with noncombustible insulation.

(ad) *Section 903.3.1.3; change to read as follows:*

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(ae) *Section 903.3.1.4; add to read as follows:*

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect unheated attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

- 1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
- 2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
- 3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(af) *Section 903.3.9; change to read as follows:*

903.3.9 High-rise Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below: ~~in high-rise buildings~~

- 1. *In High Rise Buildings, floor control assemblies shall be located in protected stairwells,*

or as otherwise approved by the fire code official.

2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

(ag) **Section 903.4.1; add a second paragraph after the Exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(ah) **Section 903.4.3; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(ai) **Section 905.3.8; add to read as follows:**

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

(aj) **Section 905.4; change Item 5, and add Item 7 to read as follows:**

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(ak) **Section 905.8; change to read as follows:**

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

(al) **Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(am) *Section 906.1(1); delete Exception 3 as follows:*

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~

~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~

~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~

~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~

~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

(an) *Section 907.1.4; add to read as follows:*

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

(ao) *Section 907.2.1; change to read as follows:*

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the~~ having an occupant load ~~due to the assembly occupancy is~~ of 300 or more persons, or where the ~~Group A~~ occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions: {No change.}

(ap) *Section 907.2.3; change to read as follows:*

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or

detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}

- 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}

(aq) *Section 907.2.10.1; change to read as follows:*

907.2.10.1 Public- and Self-Storage Occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

(ar) *Section 907.2.13, Exception #3; change to read as follows:*

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(as) *Section 907.4.2.7; add to read as follows:*

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(at) *Section 907.6.1.1; add to read as follows:*

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less. _

(au) *Section 907.6.3; delete all four Exceptions.*

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including

indication of normal, alarm, trouble and supervisory status, as appropriate.

Exceptions:

- ~~1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m²) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.~~
- ~~3. Special initiating devices that do not support individual device identification.~~
- ~~4. Fire alarm systems or devices that are replacing existing equipment.~~

(av) *Section 907.6.6; add sentence at end of paragraph to read as follows:*

See 907.6.3 for the required information transmitted to the supervising station.

(aw) *Section 910.2.3; add to read as follows:*

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(ax) *Section 910.4.3.1; change to read as follows:*

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

(aw) *Section 912.2.3; add to read as follows:*

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(ay) **Section 914.3.1.2; add section:**

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than ~~420~~ 120 feet (~~128~~ 36.6 m) in *building height*, ~~and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in building height~~, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(az) **Section 915 Carbon Monoxide (CO) Detection; delete and replace to read as follows:**

915.1 General. New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units or sleeping units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.
Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.
2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon

monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.
2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping

area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.
2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall

receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be

maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(aaa) *Section 1006.2.1 change exception 3 to read as follows;*

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

(aab) *Section 1101.1 Scope; add exception to Section 1101.1 as follows:*

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(aac) *Section 2902: Minimum Plumbing Facilities Table 2902.1; add a second paragraph to read as follows and add footnote g and h to read as follows:*

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

(aad) *Section 2902: Minimum Plumbing Facilities add 2902.1.4 to read as follows:*

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the health department.

(aae) *Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:*

3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.5.1.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

3005.5.1.1.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.5.1.1.2 Automatic Sprinkler system monitoring. The automatic sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.5.1.2 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.5.1.3 Omission of Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

(aaf) *Section 3005; add Section 3005.7 as follows:*

3005.7 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed".

(aag) *Section 3006.2, Hoistway opening protection required; Revise text in item 5 as follows:*

5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway.

(aah) *Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:*

3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the ~~elevator enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the ~~elevator enclosed~~ lobby shall be prevented from infiltrating into the hoistway enclosure in

accordance with an approved method.

Secs. 24.02.123–24.02.170 Reserved

Division 4. Existing Building Code

Sec. 24.02.171 Adopted

The city hereby adopts a certain document, a copy of which is on file at the Development Services Building, being marked and designated as the 2024 edition of the “International Existing Building Code,” published by the International Code Council, Inc., as may be amended. Such documents, as may be amended, are hereby adopted as the Existing Building Code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of building and structures, and providing for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, conditions and terms of such International Existing Building Code, which is adopted and made a part hereof as if fully set out in this division.. The Existing Building Code shall also include the certain appendix chapters as may be designated by the city council.

Sec. 24.02.172 Appendices adopted

The following appendices or portions thereof, from the International Existing Building Code are hereby adopted, enacted, and officially incorporated into and among the city’s building codes.

Appendix D: Board of Appeals.

Sec. 24.02.173 Local Amendments

The following sections, paragraphs, and sentences of the *2024 International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~

(A) SECTION 102.4; CHANGE TO READ AS FOLLOWS:

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. {No change to rest of section.}

(b)Section 102.4.3 add to read as follows:

102.4.3 Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(c) *Section 103.1 change to read as follows:*

103.1 Creation of enforcement agency. The [INSERT NAME OF DEPARTMENT] Building Department is hereby created and the official in charge thereof shall be known as the *building official*.

[Remainder unchanged]

(D) **SECTION 202; AMEND DEFINITION OF EXISTING BUILDING AS FOLLOWS:**

Existing Building - A building, structure, or space with an approved final inspection issued under a previous code edition; a building, structure or space that is undergoing a change of occupancy or use. erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

(E) **SECTION 302.2 ADDITIONAL CODES; AMEND TO READ AS FOLLOWS:**

302.2: ADDITIONAL CODES

ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO, OR RELOCATION OF, EXISTING BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISIONS FOR ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY OR RELOCATION, RESPECTIVELY, IN THIS CODE AND THE INTERNATIONAL ENERGY CONSERVATION CODE , INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL RESIDENTIAL CODE AND NFPA 70 AND ANY OTHER CODES OR OTHER ORDINANCES ADOPTED BY THE AUTHORITY HAVING JURISDICTION. WHERE PROVISIONS OF THE OTHER CODES CONFLICT WITH PROVISIONS OF THIS CODE, THE PROVISIONS OF THIS CODE SHALL TAKE PRECEDENCE.

(F) **SECTION 306.1 SCOPE; ADD EXCEPTIONS TO READ AS FOLLOWS:**

Exception:

Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(G) SECTION 504.1.2; CHANGE TO READ AS FOLLOWS:

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

(H) SECTION 702.7; ADD A CODE REFERENCE TO READ AS FOLLOWS:

702.7 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, *National Electrical Code*, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(I) SECTION 803.1 SCOPE; ADD SENTENCE TO READ AS FOLLOWS:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(j) Section 803.3; change section to read as follows:

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements. {Delete rest of Section 803.3.}

(k) Section 804.2 General; delete Exception #1 as follows:

Exceptions: ~~1. Where the work area and the means of egress serving it complies with NFPA101.~~

2. [Remain unchanged]

(l) **Section 804.5.1.2.; change to read as follows:**

804.5.1.2 Fire Escapes required. For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

(m) **Section 804.5.1.2.1; change to read as follows:**

804.5.1.2.1 Fire Escape access and details - ...

1. [Remain unchanged]

2. Access to a ~~new~~ fire escape shall be through a door...[remainder unchanged]

3. ~~Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.~~

4. [Remain unchanged]

5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

(n) **Section 804.7.2 Transoms; amend to read as follows:**

804.7.2 TRANSOMS. IN ALL BUILDINGS OF GROUP B, E, I-1, I-2, R-1 AND R-2 OCCUPANCIES,[REMAINDER UNCHANGED]

(O) **SECTION 904.1 AUTOMATIC SPRINKLER SYSTEMS; ADD SENTENCE TO READ AS FOLLOWS:**

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(P) **SECTION 904.1.1; CHANGE TO READ AS FOLLOWS:**

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of ~~where the~~ high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

(Q) SECTION 1011.2.1: CHANGE TO READ AS FOLLOWS:

1011.2.1 Automatic Fire sprinkler system. The installation of an automatic sprinkler system shall be required where there is a change of occupancy classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by ~~a nonrated permanent partition and horizontal assemblies, fire partition, smoke partition, smoke barrier, fire barrier or fire wall.~~

(R) SECTION 1303.1.2; CHANGE TO READ AS FOLLOWS:

1301.3.2 COMPLIANCE WITH OTHER CODES. BUILDINGS THAT ARE EVALUATED IN ACCORDANCE WITH THIS SECTION SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE. ~~AND INTERNATIONAL PROPERTY MAINTENANCE CODE.~~

(s) [F] Section 1502.1 Site safety plan; change to read

[Existing text remains]

The plan shall be submitted and approved by the Fire Department before a building permit is issued, [Remainder of Existing text remains]

(t) [F] Section 1502.3.1 Violations; change to read

Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation, by the Fire code official, to the site safety director. ~~in accordance with Section 413.2. Upon the third offense, the Fire code official, based on their findings, shall request a stop work order enforcement be implemented to the code official in accordance with Section 114, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the code official.~~

(u) Section 1512.1 When Required; delete Section 1512.1 through 1512.5 and change Section

1512.1 to read as follows:

1512.1 WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE OR AS DETERMINED BY THE CODE OFFICIAL. THE WATER SUPPLY DESIGN AND THE TIMING OF THE WATER SUPPLY INSTALLATION RELATIVE TO BUILDING CONSTRUCTION SHALL COMPLY WITH THE ADOPTED FIRE CODE.

Secs. 24.02.174–24.02.220 Reserved

Division 4. Electrical Code*

Sec. 24.02.221 Adopted

The city hereby adopts a certain document, one copy of which is on file in the office of ~~city secretary~~ the Development Services building, being marked and designated as the 2023 edition of the “National Electrical Code,” as may be amended. Such document, as may be amended, is hereby adopted as the electrical code of the city, and as such shall apply to all electrical construction applications, excluding single- and two-family residences (which are covered under the International Building Code). No appendices are adopted. The city council may establish procedures for the administration and enforcement of the electrical code, and may adopt local amendments to the National Electrical Code.

~~Sec. 24.02.182 Permit required~~

~~It is an offense shall be unlawful for any person to perform any electrical work within the city without first applying for and receiving a permit. It shall also be unlawful is an offense to perform any electrical work within the city contrary to a permit that has been issued.~~

~~Sec. 24.02.183 Permit exemptions~~

~~A building permit is not required for the following:~~

- ~~(1) Performing ordinary maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

~~Sec. 24.02.184 Definitions~~

~~The following definitions shall apply to the city’s electrical code:~~

~~Contractor. A person defined as an electrical contractor under chapter 1305 of the Texas Occupations Code (Texas Electrical Safety and Licensing Act).~~

~~Subcontractor. A person or company licensed as an electrical contractor who enters an agreement with another contractor or owner to perform work on an electrical wiring system.~~

~~Sec. 24.02.185 Registration of electrical contractors~~

- ~~(a) Each licensed electrical contractor/master electrician shall register with the city every two years, or upon expiration of . Each master electrician and journeyman electrician must provide the following along with the contractor's registration:~~
 - ~~(1) A copy of their trade license;~~
 - ~~(2) A copy of their driver's license.~~
- ~~(b) At the time of registration, an electrical contractor shall designate the name of the master electrician employed by the contractor.~~
- ~~(b) An electrical contractor must employ a master electrician at all times, except as provided in this article.~~

~~Sec. 24.02.186 Issuance of permits~~

- ~~(a) Except as provided in section 24.02.067(f) (homestead permit), the building official may issue an electrical permit only to an electrical contractor who is:~~
 - ~~(1) Licensed to supervise the scope of work for which the permit is issued; and~~
 - ~~(2) Registered with the city.~~
- ~~(b) An electrical contractor may designate a maximum of three (3) agents to obtain electrical permits on behalf of the contractor under the contractor's license. An electrical contractor shall not designate more than three (3) agents.~~

~~Sec. 24.02.187 Required~~

~~A supervising licensed journeyman shall be on site at all times while any electrical related work is performed.~~

24.02.222 Local Amendments

The following sections, paragraphs, and sentences of the 2023 *National Electric Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined-through type is deleted text from IBC.~~

(a) *Article 230 Services, Part VI. Service Equipment Disconnecting Means 230.70(A)(1) Readily Accessible Location change to read as follows:*

230.70(A)(1) Readily Accessible Location. The service disconnecting means shall be installed at a readily accessible location ~~either outside of the building or structure or inside the nearest point of entrance of the service conductors.~~

(b) *Article 230 Services, Part VI. Service Equipment Disconnecting Means 230.85 Emergency Disconnects change to read as follows:*

230.85 Emergency Disconnects. ~~For one and two family dwelling units, an~~ An emergency disconnect means shall be installed at a readily accessible location outside of the building.

Secs. 24.02.223–24.02.260 Reserved

Division 5. Plumbing Code*

Sec. 24.02.261 Adopted

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “The International Plumbing Code,” published by the International Code Council Inc., as may be amended. Such document, as may be amended, is hereby adopted as the Plumbing Code of the city, and as such shall apply to all plumbing construction applications. The city council may establish procedures for the administration and enforcement of the Plumbing Code, and may adopt local amendments to the International Plumbing Code.

~~Sec. 24.02.242 Permit required~~

~~It is an offense shall be unlawful for any person to perform any plumbing work within the city without first applying for and receiving a permit. It is an offense shall also be unlawful to perform any plumbing work within the city contrary to a permit that has been issued.~~

~~Sec. 24.02.243 Additions, alterations or repairs to existing plumbing systems~~

~~Additions, alterations, renovations or repairs to any plumbing system shall conform to that required for a new plumbing system without requiring the existing plumbing system to comply with all the requirements of this code. Minor additions, alterations, renovations and repairs to existing plumbing systems shall be permitted in the same manner and arrangement as in the existing system, provided that such repairs or replacement are not hazardous and are approved.~~

~~Sec. 24.02.244 Permit exemptions~~

~~A building permit is not required for the following:~~

- ~~(1) Stopping leaks, provided that if any concealed trap, drainpipe, or vent pipe becomes defective and it becomes necessary to remove and replace with new material, such removal and replacement activities shall be considered new work that requires a permit and inspection under this code;~~
- ~~(2) Performing ordinary repairs and maintenance; or~~
- ~~(3) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

~~Sec. 24.02.245 Registration of master and journeyman plumbers~~

~~All plumbers are required to register annually with the city. Each master plumber and journeyman plumber must provide the following along with the registration:~~

- ~~(1) A copy of their bonding information;~~
- ~~(2) A copy of their trade license;~~
- ~~(3) A copy of their driver’s license; and~~
- ~~(4) Annual registration fee.~~

Sec. 24.02.262 Local Amendments

The following sections, paragraphs, and sentences of the 2024 *International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted.
~~Lined through type is deleted text from IPC.~~

(a) ***Section 102.8; change to read as follows:***

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(b) ***Section 103.1; change to read as follows:***

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(c) ***Section 305.4.1; changed to read as follows:***

305.4.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(d) ***Section 403.1; add a second paragraph to read as follows:***

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Building Official. The number of occupants shall be determined by the *International Building Code*.

In other than E Occupancies, the minimum number of fixtures in Tabel 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official.

(e) ****** Section 403: Minimum Plumbing Facilities Table 403.1; add footnotes g and h to read***

as follows:

g. For occupancy loads of 100 or fewer, a bubbler or bottled water station may be provided in place of a hi/lo drinking fountain.

h. Drinking fountains, bubblers, or bottled water stations are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, or for dining and/or drinking establishments.

(f) Section 413.4; change to read as follows:

413.4 Required location for floor drains ~~Public laundries and central washing facilities.~~ Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens.
Exception: In lieu of floor drains in commercial kitchens, the Building Official may accept floor sinks.
3. Public restrooms.
4. Closets containing mop/service sinks.

(g) Section 502.3; change to read as follows:

502.3 Water heaters installed in attics. (Remain the same) As a minimum access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair rated for 300 lb. minimum.
3. An access door from an upper floor level.

(h) Section 608.17.5; change to read as follows:

608.17.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

(i) Section 703.6; Combined sanitary and storm public sewer. Delete

(j) *Section 903.1.1; change to read as follows:*

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

(k) *Section 1109; Combined Sanitary and Storm Public Sewer: delete this section.*

(l) *Section 1202.1; delete Exceptions 1 and 2.*

~~(g) Section 803.3 shall be added to read as follows:~~

~~803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.~~

Secs. 24.02.263–24.02.300 Reserved

Division 6. ~~International~~ Fuel Gas Code

Sec. 24.02.301 Adopted

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “The International Fuel Gas Code,” published by the International Code Council Inc., as may be amended. Such document, as may be amended, is hereby adopted as the Fuel Gas Code of the city, and as such shall apply to all fuel gas systems and gas-fired appliance applications. The city council may establish procedures for the administration and enforcement of the Fuel Gas Code, and may adopt local amendments to the International Fuel Gas Code.

~~Sec. 24.02.252 Permit required~~

~~It is an offense for any person to perform any work covered by the fuel gas code within the city without first applying for and receiving a permit. It is an offense for any person to perform any fuel gas work within the city contrary to a permit that has been issued.~~

~~Sec. 24.02.253 Permit exemptions~~

~~A permit is not required for the following:~~

- ~~(1) Performing ordinary repairs and maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

Sec. 24.02.302 Local Amendments

The following sections, paragraphs, and sentences of the 2024 *International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type is deleted text from IFGC.~~

(a) ***Section 102.8; change to read as follows:***

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the *National Electrical Code* shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instructions shall apply.

(b) ***Section 103.1; change to read as follows:***

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(c) ***Section 306.3; change to read as follows:***

306.3 Appliances in attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

1. A permanent Stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.

2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

(d) *Section 410.1; add a second paragraph and exception to read as follows:*

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Secs. 24.02.303–24.02.330 Reserved

Division 7. Mechanical Code

Sec. 24.02.331 Adopted

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “The International Mechanical Code,” as published by the International Code Council Inc., as may be amended. Such document, as may be amended, is hereby adopted as the Mechanical Code of the city, and as such shall apply to all mechanical construction applications. The city council may establish procedures for the administration and enforcement of the mechanical code, and may adopt local amendments to the International Mechanical Code.

~~Sec. 24.02.302 Permit required~~

~~It is an offense shall be unlawful for any person to perform any mechanical work within the city without first applying for and receiving a permit. It is an offense shall also be unlawful for any person to perform any mechanical work within the city contrary to a permit that has been issued.~~

~~Sec. 24.02.303 Permit exemptions~~

~~A permit is not required for the following:~~

- ~~(1) Performing ordinary repairs and maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

~~Sec. 24.02.304 Registration of HVAC contractors~~

~~All HVAC contractors need to register annually with the city. Each master HVAC contractor and journeyman HVAC contractor must provide the following along with the contractor's registration:~~

- ~~(1) A copy of their trade license;~~
- ~~(2) A copy of their driver's license; and~~

~~(3) Annual registration fee.~~

Sec. 24.02.332 Local Amendments

The following sections, paragraphs, and sentences of the 2024 *International Mechanical Code* (IMC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~

(a) ***Section 102.8; change to read as follows:***

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(b) ***Section 103.1; change to read as follows:***

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(c) ***Section 306.3; change to read as follows:***

306.3 Appliances in attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following:

4. A permanent Stair.
5. A pull-down stair with a minimum 300 lb (136 kg) capacity.
6. An access door from an upper floor level.

Exceptions:

3. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
4. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

Secs. 24.02.333–24.02.350 Reserved

Division 8. Energy Conservation Code

Sec. 24.02.351 Adopted

The city hereby adopts a certain document, one copy of which is on file at the Development Services building, being marked and designated as the 2024 edition of the “International Energy Conservation Code.” Such document, as may be amended, is hereby adopted as the Energy Conservation Code of the city, and as such shall apply to all residential and commercial construction applications. The city council may establish procedures for the administration and enforcement of the Energy Conservation Code, and may adopt local amendments to the International Energy Conservation Code.

Sec. 24.02.352 Local Amendments

The following sections, paragraphs, and sentences of the 2024 *International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from the IECC.~~

(a) *Section C102.4/R102.4; change to read as follows:*

C102.4 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections C102.4.1 and C102.4.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer’s installation instruction shall apply.

R102.4 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference

and as further regulated in Sections R102.4.1 and R102.4.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(b) Sections C103.1/R103.1; amend to insert the Department Name and Building Official

C103.1 Creation of enforcement agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ ~~having jurisdiction (AHJ)~~ building official.

[Remainder unchanged]

R103.1 Creation of enforcement agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~authority~~ ~~having jurisdiction (AHJ)~~ building official.

[Remainder unchanged]

(c) Section C104/R104l; add Section C104.1.2 and R104.1.2 (N1101.4.1) to read as follows:

C104.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R104.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.5.1.2 (N1102. 5.1.2) and R403.3.7 (N1103.3.7) respectively.

(d) Section C405.2.10 Sleeping unit and dwelling unit lighting and switched receptacle controls; deleted in its entirety.

(e) Section R105.2.2 Solar Ready System; deleted in entirety.

(f) *Section R106.3 Permit Valuation; deleted in entirety.*

Secs. 24.02.353–24.02.390 Reserved

Division 10. Pool and Spa Code

Sec. 24.02.391 Adopted

The city hereby adopts a certain document, one copy of which is on file in the office of the ~~city secretary~~ the Development Services building, being marked and designated as the 2018 edition of the “The International Swimming Pool and Spa Code,” as developed by the International Code Council, as may be amended. Such document, as may be amended, is hereby adopted as the swimming pool and spa code of the city, and as such shall apply to all swimming pool and spa permit applications. The city council may establish procedures for the administration and enforcement of the swimming pool and spa code, and may adopt local amendments to the International Swimming Pool and Spa Code.

~~Sec. 24.02.502 Permit required~~

~~It is an offense for any person to install any pool or spa within the city without first applying for and receiving a permit. It is also an offense for any person to perform any swimming pool or spa work within the city contrary to a permit that has been issued.~~

~~Sec. 24.02.503 Permit exemptions~~

~~A permit is not required for the following:~~

- ~~(1) Performing ordinary repairs and maintenance; or~~
- ~~(2) Conducting emergency repairs or replacement if the permit application is submitted to the city the next business day.~~

Sec. 24.02.392 Local Amendments

The following sections, paragraphs, and sentences of the *2024 International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. ~~Lined through type is deleted text from ISPSC.~~

(a) *Section 102.8; change to read as follows:*

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 11 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements.

Whenever amendments have been adopted to the referenced codes and standards, each reference

to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

(B) SECTION 102.9; CHANGE TO READ AS FOLLOWS:

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §265.181 through §265.198, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. Texas Department of Licensing and Regulation (TDLR); *2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

(c) Section 103.1; change to read as follows:

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Department is hereby created and the official in charge thereof shall be known as the ~~code official~~ building official.

[Remainder unchanged]

(d) Section 113.4 Violation penalties; Changed to read as follows:

113.4 Violation penalties. Any person 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 or repair a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code may be punishable for each day of the violation set forth by the authority having jurisdiction. ~~shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such a fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

(E) SECTION 305 BARRIER REQUIREMENTS; CHANGE TO READ AS FOLLOWS:**305.1 General.**

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one- and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with [ASTM F1346](#) and swimming pools are equipped with a powered safety cover that complies with [ASTM F1346](#), the areas where those spas, hot tubs or pools are located shall not be required to comply with [Sections 305.2](#) through [305.7](#).

(F) ADD SUBSECTION 305.2.8.1; TO READ AS FOLLOWS:

305.2.8.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

(G) SECTION 305.4 STRUCTURE WALL AS A BARRIER; CHANGES AS FOLLOWS:

305.4 STRUCTURE WALL AS A BARRIER. WHERE A WALL OF A DWELLING OR STRUCTURE OF A ONE- AND TWO-FAMILY DWELLING OR TOWNHOUSE OR ITS ACCESSORY STRUCTURE SERVES AS PART OF A BARRIER AND WHERE DOORS OR WINDOWS PROVIDE DIRECT ACCESS TO THE POOL OR SPA THROUGH THAT WALL, ONE OF THE FOLLOWING SHALL BE REQUIRED:

1. REMAINDER UNCHANGED
2. REMAINDER UNCHANGED
3. REMAINDER UNCHANGED
4. REMAINDER UNCHANGED
5. REMAINDER UNCHANGED
6. REMAINDER UNCHANGED

(H) SECTION 305.6; CHANGE TO READ AS FOLLOWS:

305.6 Natural barriers used in a one- and two-family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

(I) SECTION 307.1.5 ACCESSIBILITY; ADD EXCEPTION TO SECTION TO 307.1.5 AS FOLLOWS:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance

with the requirements of this chapter.

(j) *Section 307.2.2.2; add to read as follows:*

Section 307.2.2.2. Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception:

A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(K) **SECTION 310; CHANGE TO READ AS FOLLOWS:**

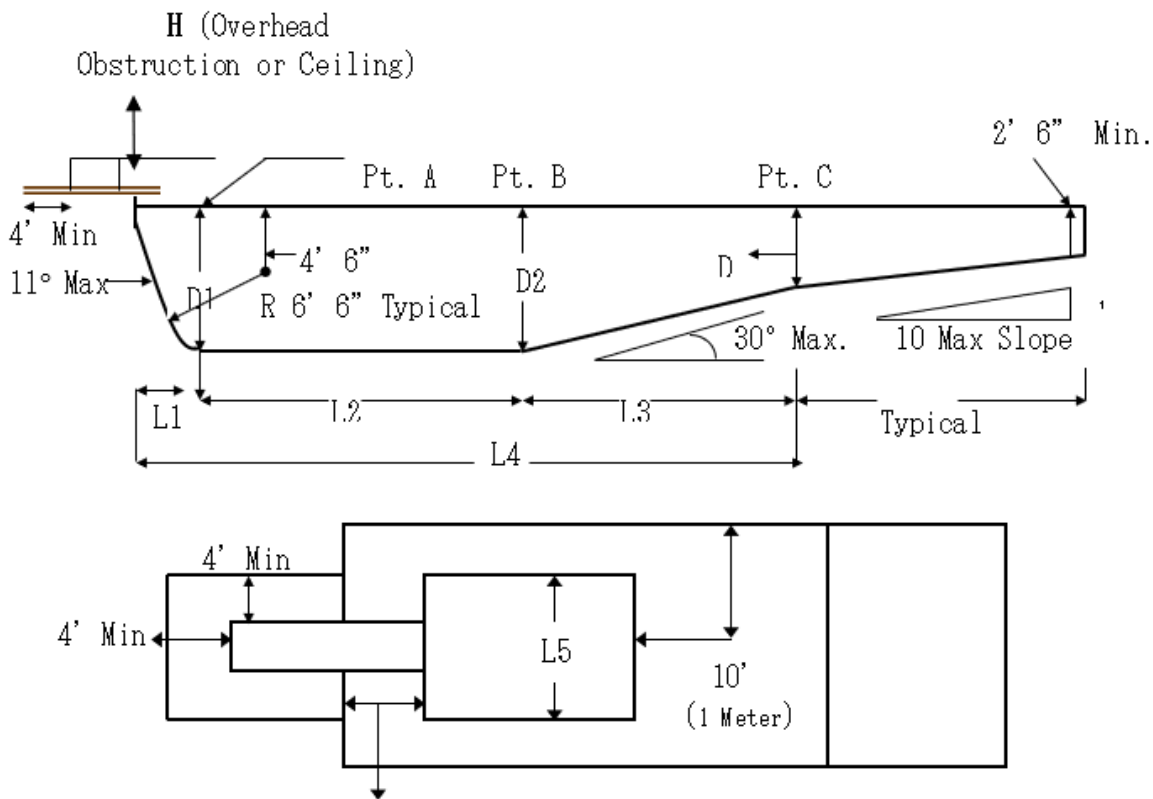
310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

(L) **SECTION 402.12; CHANGE TO READ AS FOLLOWS:**

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with Table 402.12—Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

ADD: Figure: 25 TAC §265.186 (e) (6)

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.



(M) SECTION 411.2.1 & 411.2.2; CHANGE TO READ AS FOLLOWS:

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches, ~~not be less than 24 inches (607mm) at the leading edge.~~ Treads shall have an unobstructed surface area of not less than 240 square inches (154838mm²) and an unobstructed horizontal depth of not less than 10 inches (254 mm) at the center line.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero ~~except for the bottom riser, shall have a uniform height of not greater than 12 inches (305 mm) measured at the center line.~~ The bottom riser height is allowed to vary to the floor.

(N) SECTION 411.5.1 & 411.5.2; CHANGE TO READ AS FOLLOWS:

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged

4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
6. Unchanged
7. Unchanged

(O) SECTION 610.5.1; CHANGE TO READ:

610.5.1 Uniform height of 9-10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 9-10 inches (229-254 mm). The bottom riser height shall be permitted to vary from the other risers.

(P) SECTION 804 DIVING WATER ENVELOPES; CHANGE TO READ AS FOLLOWS:

SECTION 804.1 GENERAL. THE MINIMUM DIVING WATER ENVELOPES SHALL BE IN ACCORDANCE WITH TABLE 804.1 AND FIGURE 804.1, OR THE MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER. ~~NEGATIVE CONSTRUCTION TOLERANCES SHALL NOT BE APPLIED TO THE DIMENSIONS OF THE MINIMUM DIVING WATER ENVELOPES GIVEN IN TABLE 804.1.~~

Sec. 24.02.505 Pool Encroachments

Regulations related to pool encroachments are located in Section 28.04.024.

Secs. 24.02.393–24.02.420 Reserved

~~Division 10-Grading and Filling~~

~~Sec. 24.02.421 Permit required~~

~~It shall be unlawfulis an offense for any person to grade or fill a vacant lot without first applying for and receiving a permit for such grade and fillfrom the city in compliance with this article.~~

~~Sec. 24.02.422 Permit standards~~

- ~~(a) In considering whether to issue a grade and fill permit, the city shall require from the applicant a drainage study on the impact of the proposed drainage patterns on neighboring properties and waterways.~~
- ~~(b) The applicant must submit information describing the intended use of the property and the necessity for the grade and/or fill improvements.~~
- ~~(c) A permit for the stockpiling of any dirt or other fill material may only be for a temporary period not to exceed one hundred and eighty (180) days.~~

Secs. 24.02.423–24.02.460 Reserved