

ORDINANCE NO. 25-H

AN ORDINANCE AMENDING CHAPTER 5, BUILDINGS, OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, TO ADOPT THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, EACH OF AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.; PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID STANDARD CODES; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City of Alvin, Texas (the “City”), is a Home Rule City possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code, and the City of Alvin’s Home Rule Charter; and

WHEREAS, on October 20, 2005, by Ordinance 05-WW, the City Council of the City of Alvin, Texas, adopted the 2003 International Building Code, the 2003 International Residential Code, the 2003 International Plumbing Code, the 2003 International Mechanical Code, the 2003 International Fuel Gas Code, and the 2003 International Energy Conservation Code, as published by the International Code Council, Inc., along with various local amendments thereto, as the various building codes applicable to building and development within the City of Alvin, and such adoption of the various building codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin; and

WHEREAS, on August 19, 2010, by Ordinance 10-S, the City Council of the City of

Alvin, Texas, adopted the 2009 International Building Code, the 2009 International Residential Code, the 2009 International Plumbing Code, the 2009 International Mechanical Code, the 2009 International Fuel Gas Code, and the 2009 International Energy Conservation Code, as published by the International Code Council, Inc., along with various local amendments thereto, as the various building codes applicable to building and development within the City of Alvin, and such adoption of the various building codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin; and

WHEREAS, on February 16, 2017, by Ordinance 17-E, the City Council of the City of Alvin, adopted the 2015 International Property Maintenance Code, along with various local amendments thereto, as the various property maintenance codes applicable to building and development within the City of Alvin, and such adoption of the various property maintenance codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin; and

WHEREAS, on May 2, 2019, by Ordinance 19-F(a), the City Council of the City of Alvin, Texas, adopted the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Plumbing Code, the 2018 International Mechanical Code, the 2018 International Fuel Gas Code, and the 2018 International Energy Conservation Code, as published by the International Code Council, Inc., along with various local amendments thereto, as the various building codes applicable to building and development within the City of Alvin, and such adoption of the various building codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin; and

WHEREAS, the adoption of the 2024 editions of the International Codes, including the local amendments, will provide the most current life safety applications with respect to

construction, occupancy, use and maintenance of buildings and structures in the City of Alvin; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the building and development codes and local amendments thereto that are applicable within the City of Alvin, and that Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin should be revised to adopt the 2024 International Building Code, the 2024 International Swimming Pool and Spa Code, the 2024 International Residential Code, the 2024 International Plumbing Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Energy Code, the 2024 International Existing Building Code, and the 2024 International Property Maintenance Code, as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Alvin.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

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. That Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin, Texas, is hereby amended and revised to read as follows:

...

“Sec. 5-4. 2024 International Building Code – Adopted, with amendments.

(a) Except as provided in this section, the International Building Code (IBC), 2024 Edition, including only Appendices C, G, I and J, as published by the International Code Council, Inc., as such may be hereafter amended or recodified is hereby adopted in its entirety as if set out in length herein and is incorporated herein by reference. One copy of the International Building Code shall be on file in the City Secretary’s office and one copy of such code shall be on file in the office of the Building Official.

(1) Section 101.1 of the IBC is hereby amended, replacing “[NAME OF JURISDICTION]” with the “City of Alvin, Texas.”

(2) The IBC is amended by deleting Section 103.

- (3) Section 105.2 of the IBC is hereby amended by deleting paragraph 1 under “Building” which reads “One story detached accessory structures, used as tool and storage shed, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²)” and paragraph 6 under “Building” which reads “Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.”

- (4) Section 113, Board of Appeals, of the IBC is hereby amended to read:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this Code, there shall be and is hereby created a Building Board of Adjustment and Appeals.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this Code or referenced code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The Board shall have only the authority granted by Section 5.5-1 of this Code.

- (5) Section 114.4 of the IBC is hereby deleted and replaced with the following:

114.4 Violation penalties. “Any person, firm, corporation or agent who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a misdemeanor.

Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by law.

(b) The fees set forth in Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall apply to the International Building Code.

(c) If a conflict arises between any provisions of the International Building Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

That Section 5-20, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

...

“Sec. 5-20. International Swimming Pool and Spa Code, 2024 Edition, adopted.

(a) The International Swimming Pool and Spa Code (ISPSC), 2024 Edition and all appendices, are hereby adopted as the Swimming Pool and Spa Code of the City. An authentic copy of each which has been filed with the City Secretary, and one copy of such code shall be on file in the office of the Building Official are hereby adopted and made a part of this section, except as follows:

- (1) Section 101.1 of the ISPSC is hereby amended, replacing “[NAME OF JURISDICTION]” with the “City of Alvin, Texas.”
- (2) Section 103, Department of Building Safety, is hereby deleted in its entirety.
- (3) Section 105.6.2, Fee Schedule, is hereby deleted.
- (4) Section 107.4, Violation Penalties, is hereby deleted.
- (5) Section 108, Means of Appeal, is hereby deleted in its entirety.

(b) The fees set forth in Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall apply to the International Swimming Pool and Spa Code.

(c) If a conflict arises between any provisions of the International Swimming Pool and Spa Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

That Section 5-22, of the Code of Ordinances, City of Alvin, Texas, is hereby deleted in its entirety.

Sec. 5-22. Reserved.

That Section 5-23, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

“Sec. 5-23. International Residential Code, 2024 Edition, adopted.

(a) Except as provided in this section, the International Residential Code (IRC), 2018 Edition, including only Appendices CA, CB, BA, BF, BO, BD, and CF, as published by the International Code Council, Inc., as such may be hereafter amended or recodified is hereby adopted in its entirety as if set out in length herein and is incorporated herein by reference. One copy of the International Residential Code shall be on file in the City Secretary’s office and one copy of such code shall be on file in the office of the Building Official.

- (1) Section R101.1 of the IRC is hereby amended, replacing “[NAME OF JURISDICTION]” with the “City of Alvin, Texas.”

- (2) The IRC is amended by deleting Section R103.

- (3) Section R113.4 of the IRC is hereby deleted and replaced with the following:

R113.4 Violation penalties. Any person, firm, corporation or agent who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by law.

- (4) Section R112, Board of Appeals, of the IRC is hereby amended to read:
R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this Code, there shall be and is hereby created a Building Board of Adjustments and Appeals.

R112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this Code or referenced code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The Board shall have only the authority granted by Section 5.5-1 of this Code.

- (5) Table R302.6, Dwelling/Garage Fire Separation, of the IRC is hereby amended by replacing . . . “1/2-inch” with “5/8-inch type X.”

- (6) Section E3601.6.2, Service disconnect location, of the IRC is hereby deleted and replaced with the following:

E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location outside of a building nearest the point of entrance of the service conductors. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

- (7) Table R301.2(1) of said Residential Code is amended to include the following values:

Ground Snow Load: 0
Wind Speed (mph): 140
Seismic Design Category: A
Weathering: Negligible
Frost line depth: 0
Termite: Very Heavy
Decay: Slight to Moderate
Winter Design Temp: 32
Ice shield underlayment required: No
Flood Hazards: Refer to applicable FIRM Map
Air freezing index: -
Mean Annual Temp: 70

- (8) Delete Section R318.2, Egress Door, of the International Residential Code and replace as follows:

Exit Door Required. Not less than two (2) doors conforming to this section shall be provided for each dwelling unit. The required doors shall provide for direct access from the habitable portions of the dwelling to the exterior without travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R318.8, or a stairway in accordance with Section R318.7.

- (9) Table R402.2 of the IRC is amended to require a minimum compression strength of 3,000 pounds per square inch for all types or locations of concrete construction.
- (10) Section G2420.2. Meter Valve is hereby amended to read: Every meter shall be equipped with a shut-off valve located on the supply side of the meter, outside of any structure or dwelling, and shall be between the meter and point of entry into any structure or dwelling.

- (b) The fees set forth in Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall apply to the International Residential Code.

(c) If a conflict arises between any provisions of the International Residential Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

That Section 5-24, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

...

“Sec. 5-24. International Plumbing Code, 2024 Edition, adopted.

(a) The International Plumbing Code (IPC), 2024 Edition, as published by the International Code Council, Inc., as such may be hereafter amended or recodified is hereby adopted in its entirety as if set out in length herein and is incorporated herein by reference. One copy of the International Plumbing Code shall be on file in the City Secretary’s office and one copy of such code shall be on file in the office of the Building Official, and are hereby adopted and made a part of this division, except as follows:

...

Section 608.17.5.8 Design and Installation: Minimum Requirements

(a) No irrigation design or installation shall require the use of any component, including the water meter, in a way which exceeds the manufacturer's published performance limitations for the component.

(b) Spacing.

- (1) The maximum spacing between emission devices must not exceed the manufacturer's published radius or spacing of the device(s). The radius or spacing is determined by referring to the manufacturer's published specifications for a specific emission device at a specific operating pressure.
- (2) New irrigation systems shall not utilize above-ground spray emission devices in landscapes that are less than 48 inches not including the impervious surfaces in either length or width and which contain impervious pedestrian or vehicular traffic surfaces along two or more perimeters. If pop-up sprays or rotary sprinkler heads are used in a new irrigation system, the sprinkler heads must direct flow away from any adjacent surface and shall not be installed closer than four inches from a hardscape, such as, but not limited to, a building foundation, fence, concrete, asphalt, pavers, or stones set with mortar.
- (3) Narrow paved walkways, jogging paths, golf cart paths or other small areas located in cemeteries, parks, golf courses or other public areas may be exempted from this requirement if the runoff drains into a landscaped area.

(c) Water pressure. Emission devices must be installed to operate at the minimum and not above the maximum sprinkler head pressure as published by the manufacturer for the nozzle and head spacing that is used. Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads.

(d) Piping. Piping in irrigation systems must be designed and installed so that the flow of water in the pipe will not exceed a velocity of five feet per second for polyvinyl chloride (PVC) pipe.

(e) Irrigation Zones. Irrigation systems shall have separate zones based on plant material type, microclimate factors, topographic features, soil conditions, and hydrological requirements.

(f) Matched precipitation rate. Zones must be designed and installed so that all of the emission devices in that zone irrigate at the same precipitation rate.

(g) Irrigation systems shall not spray water over surfaces made of concrete, asphalt, brick, wood, stones set with mortar, or any other impervious material, such as, but not limited to, walls, fences, sidewalks, streets, etc.

(h) Master valve. When provided, a master valve shall be installed on the discharge side of the backflow prevention device on all new installations.

(i) PVC pipe primer solvent. All new irrigation systems that are installed using PVC pipe and fittings shall be primed with a colored primer prior to applying the PVC cement in accordance with the 2024 IPC 605.21.3 and 705.10.2 colored primer.

...

That Section 5-30, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

...

“Sec. 5-30. International Mechanical Code, 2024 Edition, adopted.

(a) The International Mechanical Code (IMC), 2024 Edition, is hereby adopted as the Mechanical Code of the City. An authentic copy of which has been filed with the City Secretary, is hereby adopted and made a part of this section, except as follows:

(1) Section 101.1 of the IMC is hereby amended, replacing “[NAME OF JURISDICTION]” with the “City of Alvin, Texas.”

(2) Section 103, Department of Mechanical Inspection, is hereby deleted in its entirety.

(3) Section 109, Means of Appeal, is hereby deleted.

(4) Appendix B is hereby deleted.

(b) The fees set forth in Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall apply to the International Mechanical Code.

(c) If a conflict arises between any provisions of the International Mechanical Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

That Section 5-36, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

...

Sec. 5-36. International Fuel Gas Code 2024, adopted.

(a) The International Fuel Gas Code 2024, and all its appendices are hereby adopted as the Fuel Gas Code of the City, an authentic copy of each which has been filed with the City Secretary, and one copy of such code shall be on file in the office of the Building Official are hereby adopted and made a part of this section, except as follows:

- (1) Section 101.1 of the International Fuel Gas Code is hereby amended, replacing "[NAME OF JURISDICTION]" with the "City of Alvin, Texas."
- (2) Section 103—Department of Inspection, Section 106.6--Fees, Section 108.4--Violation Penalties, and Section 109--Means of Appeal, are not adopted.
- (3) Section 409.2, Meter Valve is hereby amended to read:

Every meter shall be equipped with a shut-off valve located on the supply side of the meter, outside of any structure or dwelling, and shall be between the meter and point of entry into any structure or dwelling.

(b) The fees set forth in Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall apply to the International Fuel Gas Code.

(c) If a conflict arises between any provisions of the International Fuel Gas Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

That Section 5-41, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

Sec. 5-41. - International Property Maintenance Code, 2024, adopted.

(a) The International Property Maintenance Code 2024 and all its appendices are hereby adopted as the Property Maintenance Code of the City, an authentic copy of each which has been filed with the City Secretary, and one copy of such code shall be on file in the office of the Building Official, are hereby adopted and made a part of this section, except as follows:

- (1) Chapter 1 is amended to read as shown in Exhibit A to this Ordinance, which is adopted by reference as if fully set out herein.

(2) In Section 304.14, Insect Screens, “from [date] to [date]” is deleted and replaced with “at all times.”

(3) In Section 602.3, Heat Supply, “from [date] to [date]” is deleted and replaced with “at all times.”

(4) In Section 602.4, Occupiable Work Spaces, “from [date] to [date]” is deleted and replaced with “at all times.”

(b) If a conflict arises between any provisions of the International Property Maintenance Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.”

...

That Section 5-47, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

Sec. 5-47. International Existing Building Code, 2024, adopted.

(a) The International Existing Building Code 2024 and all its appendices are hereby adopted as the Existing Building Code of the City, an authentic copy of each which has been filed with the City Secretary, and one copy of such code shall be on file in the office of the Building Official are hereby adopted and made a part of this section, except as follows:

(1) Section 101.1 of the International Existing Building Code is hereby amended, replacing “[NAME OF JURISDICTION]” with the “City of Alvin, Texas.”

(b) The fees set forth in Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall apply to the International Existing Building Code.

(b) If a conflict arises between any provisions of the International Existing Building Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

That Section 5-51, of the Code of Ordinances, City of Alvin, Texas, is hereby amended with the language as follows:

Sec. 5-51. International Energy Conservation Code, 2024, adopted.

(a) The International Energy Conservation Code 2024, and all its appendices are hereby adopted as the Energy Conservation Code of the City, an authentic copy of each which has been

filed with the City Secretary, and one copy of such code shall be on file in the office of the Building Official are hereby adopted and made a part of this section, except as follows:

- (1) Section 101.1 of the International Energy Conservation Code is hereby amended, replacing “[NAME OF JURISDICTION]” with the “City of Alvin, Texas.”

(b) If a conflict arises between any provisions of the International Energy Conservation Code and any other applicable provisions of a City Ordinance or Code adopted thereby, the more restrictive provision(s) shall control.

...

Section 3. **Severability.** Should any section or part of this Ordinance be held unconstitutional, illegal, invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

Section 4. **Penalty Provision.** Any person, firm, corporation or business entity violating this Ordinance, if deemed guilty and upon conviction thereof, shall be fined as set forth herein. Each unlawful act or continuing day’s violation under this Ordinance shall constitute a separate offense. The penal provision imposed under this Ordinance shall not preclude the City of Alvin from filing suit to enjoin the violation. The City of Alvin retains all legal rights and remedies available to it pursuant to local, state and federal law.

Section 5. **Publication.** The City Secretary of the City of Alvin is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by the City of Alvin Charter.

Section 6. **Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code, and the City of Alvin Charter.

Section 7. **Open Meetings Act.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this 3rd day of April 2025.

THE CITY OF ALVIN, TEXAS

By: 
Gabe Adame, Mayor

ATTEST

By: 
Dixie Roberts, City Secretary