

## ORDINANCE NO. O-15-15

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS,  
AMENDING CHAPTER 14, BUILDINGS AND BUILDING  
REGULATIONS, OF THE MISSOURI CITY CODE; ADOPTING THE  
2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND  
MAKING AMENDMENTS THERETO; PROVIDING AN EFFECTIVE  
DATE; PROVIDING FOR REPEAL; PROVIDING A PENALTY; AND  
PROVIDING FOR SEVERABILITY.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY,  
TEXAS:

Section 1. The Missouri City Code is hereby amended by deleting Article IX of Chapter 14 thereof and substituting therefor a new Article IX of Chapter 14 to provide as follows:

### **“Chapter 14 BUILDINGS AND BUILDING REGULATIONS**

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#### **ARTICLE IX. RESIDENTIAL CODE**

##### **Sec. 14-351. International Residential Code adopted.**

The 2015 edition of the International Residential Code for One- and Two-Family Dwellings and Appendixes A, B, C, D, F, G, H, J, K, N, O, and P thereto, as published by the International Code Council, Inc., an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this chapter, save and except those provisions amended in section 14-352 of this chapter.

##### **Sec. 14-352. Amendments to International Residential Code.**

The 2015 edition of the International Residential Code adopted in section 14-351 is hereby amended in the following respects:

(1) *Subsection R101.1* is hereby amended to provide as follows:

**R101.1 Title.** These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the City of Missouri City, Texas, hereinafter referred to as “this code.”

(2) *Section R103* is hereby deleted.

- (3) *Subsection R105.2* is hereby amended to provide as follows:

**R105.2. Work exempt from permit.** Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

**Building:**

1. Fences not over 6 feet (1,829 mm) high.  
  
Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Swings and other playground equipment.
5. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

**Electrical:**

1. *Listed* cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, *appliances*, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles.

**Gas:**

1. Portable heating, cooking or clothes drying *appliances*.  
  
Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
3. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

## **Mechanical:**

1. Portable heating *appliances*.  
Portable ventilation *appliances*.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling *equipment* regulated by this code.
5. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

## **Plumbing:**

1. The repairing of leaks.
2. The clearing of stoppages in pipes or fixtures, provided such repairs do not involve or require the replacement or rearrangement of pipes or fixtures.
3. The replacement of lavatory or kitchen faucets.
4. The replacement of ballcocks or water control valves.
5. The replacement of garbage disposals.
6. The replacement of water closets.

**R105.2.1 Emergency repairs.** Where *equipment* replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

**R105.2.2 Repairs.** Application or notice to the *building official* is not required for ordinary repairs to structures, replacement of lamps or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include

*addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.*

**R105.2.3 Public service agencies.** A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution, metering or other related *equipment* that is under the ownership and control of public service agencies by established right.

(4) *Subsections R105.3.2, R105.5, and R105.8* are hereby deleted.

(5) *Subsection R106.3.2* is hereby amended to provide as follows:

**106.3.2 Previous approvals.** This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized before the effective date of this code, provided that such construction has not been abandoned.

(6) *Subsection 110.2* is hereby amended as follows:

**R110.2 Change in use.** Changes in the character or use of an existing structure shall not be made except as specified in the Existing Building Code of the City of Missouri City, Texas.

(7) *Subsection R112* is hereby deleted.

(8) *Subsections R113.2, R113.3, and R113.4* are hereby deleted.

(9) *Section R114* is hereby deleted.

(10) *Table R301.2(1)* is hereby amended to provide as follows:

**TABLE R301.2(1)  
CLIMACTIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite					
0	110 mph, 3 second gust	A	Negligible	12 inches	Yes	32° F	No	2-18-81; 4-2-14; 6- 18-07 <sup>a</sup>	50	70° F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour – 0.477 m/s

<sup>a</sup>: Date of adoption of the first ordinance for management of flood hazard areas; date of the currently effective flood hazard maps for Fort Bend County; and date of the currently effective flood hazard maps for Harris County.

(11) *Subsection R313.2* is hereby deleted.

(12) *Section P2603.5.1* is hereby amended to provide as follows:

**P2603.5.1 Sewer depth.** *Building sewers* that connect to private sewage disposal systems shall not be less than 12 inches (305 mm) below finished grade at the point of septic tank connection. *Building sewers* shall not be less than 12 inches (305 mm) below grade.

(13) *Subsection P2904.1.1* is hereby amended to provide as follows:

**P2904.1.1 Required sprinkler locations.** Sprinklers shall be installed to protect all areas of a *townhouse*.

Exceptions:

1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In *attics*, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m<sup>2</sup>) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
3. Bathrooms not more than 55 square feet (5.1 m<sup>2</sup>) in area.
4. Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

(14) *Sections P2910, P2911, P2912, and P2913* are hereby deleted.

(15) *Section P3009* is hereby deleted.”

Section 2. The 2015 edition of the International Residential Code and Appendixes A, B, C, D, F, G, H, J, K, N, O, and P thereto, as amended by this Ordinance, are incorporated herein by reference and made a part hereof for all purposes.

Section 3. Effective Date. This ordinance shall become effective the 1st day of July, 2015.

Section 4. Repeal. All Ordinances or parts of Ordinances in conflict herewith, if any, shall be and are hereby repealed only to the extent of such conflict.

Section 5. Penalty. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each occurrence of any violation of this Ordinance

shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

Section 6. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof, other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 16th day of February, 2015.

PASSED, APPROVED and ADOPTED on second and final reading this 2<sup>nd</sup> day of March, 2015.

\_\_\_\_\_  
/s/Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
/s/Maria Gonzalez, City Secretary

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/s/Caroline Kelley, City Attorney