

ORDINANCE O-15-17

AN ORDINANCE OF THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AMENDING CHAPTER 12 ARTICLE III BUILDING AND TECHNICAL CODES OF THE CITY OF MCGREGOR CODE OF ORDINANCES; REVISING BUILDING CONSTRUCTION CODES; REPEALING EXISTING BUILDING CONSTRUCTION CODES; AND FINDING THAT THIS ORDINANCE WAS ADOPTED IN AN OPENING MEETING AS REQUIRED BY LAW.

WHEREAS, the City of McGregor, Texas is a Home Rule City; and

WHEREAS, in the exercise of its lawful authority, the City of McGregor may enact police power ordinances to promote and protect the health, safety and general welfare of the public; and

WHEREAS, the codes adopted herein are in compliance with state regulations; and

WHEREAS, the adoption of the 2015 International Codes, the 2017 National Electrical Code and amending the McGregor Code of Ordinances will better ensure the health, safety and general welfare of the citizens of McGregor.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AS FOLLOWS:

SECTION 1 - CHAPTER 150: BUILDING REGULATIONS; CONSTRUCTION is amended to read as follows:

§150.02 INTERNATIONAL BUILDING CODES ADOPTED; AMENDMENTS.

There are hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment use and occupancy, location and maintenance of building and structures, including permits, the following codes, as published by the International Code Council and which shall be subject to deletions, modifications and amendments contained in this Ordinance:

- (1) **INTERNATIONAL BUILDING CODE 2015 EDITION (IBC)** Adoption of the IBC 2015 edition with the following amendments:

§103.1 Creation of enforcement agency. Change to read the

Building department is hereby created.....

§103.3 Replace Deputies with Building Inspector(s)

Delete: A Deputy Building Official, the related technical officers, Inspectors, Plan Examiners, another employees.

Replace: with Building Inspector(s)

§104.8 DELETE: "members of the board of appeals"

§105.2 Work exempt from permit:

Delete the following in their entirety:

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 (11m²).
2. Fences not over 6 feet (1829mm) high.

THE FOLLOWING APPENDICES TO THE IBC (2015 EDITION) ARE ADOPTED:

APPENDIX C GROUP U- AGRICULTURAL BUILDINGS

APPENDIX D FIRE DISTRICTS

APPENDIX E SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS

APPENDIX F RODENTPROOFING

APPENDIX G FLOOD-RESISTANT CONSTRUCTION

APPENDIX I PATIO COVERS

APPENDIX J GRADING

- (2) **INTERNATIONAL RESIDENTIAL CODE 2015 EDITION (IRC)** Adoption of the IRC 2015 edition with the following amendments:

§R104.8 DELETE: "members of the board of appeals"

§R319 Site Address

Amend to read the following:

§R319.1 Site Address. Approved numbers or addresses, minimum of four (4) inches (102mm) in height with a minimum stroke width of 0.5 inches (12.7mm), shall be provided during construction and for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. When access is by means of a private road and the building address cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure.

§P2803.6.1 Requirements for discharge pipe

Amend to read the following:

5. Discharge piping shall go to the outside of the structure.

Exception: If it is not possible to reach the outside it may be discharged to a pan serving the water heater, with prior approval of the Building Official.

§2902.5.3 DELETE "an atmospheric- type vacuum breaker"

6. No aluminum wire to be used inside of residential structure.

THE FOLLOWING APPENDICES TO THE IRC (2015 EDITION) ARE ADOPTED:

APPENDIX A SIZING AND CAPACITIES OF GAS PIPING

APPENDIX B SIZING OF VENTING SYSTEMS SERVICING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCE AND APPLIANCES LISTED WITH TYPE B VENTS

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

APPENDIX E MANUFACTURED HOUSING USED AS DWELLING

APPENDIX H PATIO COVERS

APPENDIX I PRIVATE SEWAGE DISPOSAL

APPENDIX J EXISTING BUILDINGS AND STRUCTURES

APPENDIX K SOUND TRANSMISSION

APPENDIX M DAY CARE – R-3 OCCUPANCY

APPENDIX N VENTING METHODS

APPENDIX P SIZING OF WATER PIPING SYSTEM

- (3) **INTERNATIONAL FUEL GAS CODE, 2015 EDITION (IFGC)** Adopt the IFGC with the following local amendments:

§103.4 DELETE: "members of the board of appeals"

THE FOLLOWING APPENDICES TO THE IFGC (2015 EDITION) ARE ADOPTED:

APPENDIX A SIZING AND CAPABILITIES OF GAS PIPING

APPENDIX B SIZING OF VENTING SYSTEMS SERVICING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCE AND APPLIANCES AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTIONS OF AN EXISTING APPLIANCE INSTALLATION (IFGS)

- (4) **INTERNATIONAL MECHANICAL CODE, 2015 EDITION (IMC)** Adopt the IMC with the following local amendments:

§103.4 DELETE: "members of the board of appeals"

THE FOLLOWING APPENDICES TO THE IMC (2015 EDITION) ARE ADOPTED:

- (5) **INTERNATIONAL PLUMBING CODE, 2015 EDITION (IPC)** Adopt the IPC with the following local amendments:

§103.4 DELETE: "members of the board of appeals"

§504.6 *REQUIREMENTS FOR DISCHARGE PIPING.*

Amend to read the following adding the exception:

5. Discharge piping shall go to the outside of the structure.

Exception: If it is not possible to reach the outside it may be discharged to a pan serving the water heater, with prior approval of the Building Official

ADDITIONAL LOCAL REQUIREMENTS

- (a) Cut-offs shall be installed on the customer side within 2 feet of water meter and a cut-off shall be within 5 feet of the structure
- (b) A sewer clean out shall be located where the building sewer and building drain meet and also at the property line prior to entering the City right of way.

THE FOLLOWING APPENDICES TO THE IPC (2015 EDITION) ARE ADOPTED:

APPENDIX E SIZING OF WATER PIPING SYSTEM

- (6) **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION (IPMC)** Adopt the IPMC with the following local amendments:

§103.4 DELETE: "members of the board of appeals"

THE FOLLOWING APPENDICES TO THE IPMC (2015 EDITION) ARE ADOPTED:

APPENDIX A BOARDING STANDARDS

- (7) **INTERNATIONAL EXISTING BUILDING CODE 2015 EDITION (IEBC)** Adopt the IEBC with the following local amendments:

§104.8 DELETE: "members of the board of appeals"

§105.2 WORK EXEMPT FROM PERMITS.

BUILDING

DELETE "1. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not basement or story below and are not part of an accessible route."

THE FOLLOWING APPENDICES TO THE IEBC (2015 EDITION) ARE ADOPTED:

APPENDIX B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

- (8) **INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION (IECC)**
(9) **INTERNATIONAL SWIMMING POOL AND SPA CODE 2015 EDITION (ISPSC)**

SECTION 3 - § 150.04 REQUIREMENTS PRIOR TO INSPECTION

- (A) No inspection for new commercial or new residential construction shall occur if any of the following are not placed at each permitted construction site:

- (1) Trash Receptacle. Such trash receptacle shall be sufficient in size for the project but not smaller than twenty four (24) square feet by four (4) feet in height with a cover and openings no larger than nine (9) inches and must be

capable of containing construction debris. Such receptacles must be properly maintained and serviced. Trash trailers will not be considered the required trash receptacle. Roll off containers will be allowed to be trash receptacles as long as they remain on site and are covered every night.

- (2) Project address number posted and visible from street but not smaller than six (6) inch numbers.
- (3) Construction worker toilets facilities as required in 311.1 of the 2015 IPC. The path of travel to required facilities shall not exceed a distance of 100 feet.

SECTION 5 - Chapter 151: ELECTRICAL INSTALLATION REGULATIONS is amended to read as follows:

(A) §151.01 NATIONAL ELECTRICAL CODE ADOPTED

There is hereby adopted by the city the National Electrical Code (NFPA 70), 2017 Edition and the administrative ICC Electrical Code, 2006 Edition and amendments, a copy of which is attached hereto and made a part of this chapter for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended.

(B) §151.02 ADDITIONAL LOCAL REQUIREMENTS

(1) General installation requirements for residential and commercial buildings and structures.

- (c) All electrical construction and all materials and appliances used in connection with the installation, maintenance, and operation of electrical wiring, apparatus or equipment for the utilization of electrical energy for light, heat or power shall conform to the rules and regulations of this section, the adopted electrical code, and in harmony with the electrical service guidelines of the local electrical utility provider.
- (d) Aluminum conductors--minimum size. Aluminum or copper clad aluminum #1/0 AWG and larger conductors may be used where the conductors terminate in an approved service or service feeder panel. The conductors shall be terminated according to manufacturer's recommendations and have a coating of oxidation inhibitor applied. (REF. NEC Articles 215--Feeders, 230-D--Services, 338--Service Entrance Cable, and 310-14--Aluminum Conductor Material)
- (e) Branch circuit conductors--minimum size. No copper conductor smaller than No. 12 AWG size shall be used in any branch circuit except as follows:

- (1) Number 14 AWG may be used on 15 amp circuits.
 - (2) Number 14 AWG for control circuits operating line voltage contractors, relay and the like; (REF. NEC Article 210-19 Conductors- minimum ampacity and size)
- (f) GFCI receptacle identification. All receptacles protected by one (1) or more ground fault circuit interrupter (GFCI) devices shall be identified with the manufacturer's labels. (REF. NEC Article 210-8--GFCI Protection for Personnel)
- (g) Abandoned wiring. Whenever new wiring is replacing old wiring, the old wiring shall be completely removed where possible. Abandoned wiring that cannot be removed shall be rendered unusable for future use before final approval shall be given for the new wiring.
- (h) Additions to existing wiring. Where additions or extensions are made, and part of the existing wiring remains in use, and if defects exist in same, the existing wiring must be corrected and shall meet standards for new work.
- (i) Electrical service upgrade required. The electrical service shall be upgraded on a structure when electrical power is disconnected for any of the following conditions:
- (1) Dangerous or unsafe electrical hazards;
 - (2) Substantial damage to electrical service over 50%;
 - (3) Loss of electrical power for a period of one (1) year or longer.
- (j) Electrical system upgrade required (rewire). The electrical system shall be upgraded on a structure when any of the following occur:
- (1) Dangerous or unsafe electrical hazards.
 - (2) Substantial damage to electrical system over 50%.
 - (3) Change from residential use to commercial use. For the purpose of this section, apartment dwellings are considered residential use and hotel/motel structures are considered commercial use.
- (l) Service masts as supports. In addition to the requirements in the NEC, section 230-28, all service masts installed as support for service-drop conductors shall meet the following:
- (1) Only service-drop conductors shall be permitted to be attached to a service mast.
 - (2) Service conduit extending through the roof and used for a service support shall be sealed at the roof with an approved flashing and extend a minimum

of thirty six (36) inches above the roof. Such service conduit shall be anchored just before entering the roof.

(3) A minimum size of two (2) inches rigid conduit shall be used for service mast. E.M.T. or I.M.C is not acceptable for service masts supports.

(j) Services--general. In addition to the requirements in the NEC, Section 230, all services installed shall meet the following:

(1) All entrance service conductors shall be enclosed in galvanized conduit or electrical metallic tubing. A minimum of (1-1/4") one and one quarter inch conduit shall be used for service other than for service masts.

(2) Length of outside service wire extension beyond service weather-head shall not be less than (1) one foot.

(3) Multiple-tenant or lease space buildings shall have only (1) electrical service meter allowed for each individual tenant space. Reconfigured tenant spaces that combine the interior, through doors or other access points, of two or more originally separate tenant spaces in order to serve one tenant exclusively shall be required to remove all but one (1) electrical service meter.

(4) Each service shall be supplied with two (2) 5/8 inch by 8 feet ground rod spaced at a minimum of six (6) feet apart. Other grounding methods may be used with special permission from the code official.

(k) Electrical metallic tubing installation. Electrical metallic tubing shall not be permitted for direct burial in earth or installed in or under concrete on grade or below grade. (REF. NEC Article 358.12 Uses Permitted)

(l) Main disconnects. Service entrance conductors hereafter installed on all buildings, shall require a single main disconnect (limited to 6 over current devices) or manual shunt-trip device located outside the building or structure. When a remote shunt-trip button is installed, it shall be located on the exterior of the building or structure and shall have a visual indication that the service has been disconnected when the trip has been activated. The shunt-trip button shall be in a sturdy, exterior cabinet that can be secured with a padlock. The cabinet shall be permanently marked on the exterior, stating "shunt-trip disconnect."

(k) Additional panel requirements. Unless separated by a minimum 3 foot wide by 8 foot tall permanent wall, partition or barrier, a minimum clearance of 6 feet shall be required separating electrical panels from any water fixture, appliance or outlet.

(2) Additional residential requirements for one & two-family dwellings, townhouses, and apartment use buildings.

(a) Heating unit conductors. Feeders and branch circuits for heating units in dwelling units shall be copper conductors.

(b) Appliance circuits and receptacles.

- (1) Receptacle outlets installed in the kitchen of each dwelling shall have a maximum of three (3) duplex receptacles on each 20 amp small appliance circuit. Such receptacles shall be GFCI protected. Note: In addition to the minimum of two (2) small appliance circuits, a dedicated circuit is required for each of the following: refrigerator, microwave, dishwasher, disposal and trash compactor.
- (2) Dedicated circuits shall be required for washing machine, furnace, bathroom heater or heat/vent/light and freezers.

(c) Circuit limitations. In areas other than kitchens, no more than eleven (11) receptacle and/or lighting fixture outlets shall be connected to any one circuit, whether the outlets are ceiling or wall outlets.

(3) Additional commercial requirements for hotel, motel, and other non-residential use buildings or structures.

(a) Wiring requirements. Service entrance cable shall be prohibited in all non-residential buildings and residential buildings over 3-stories tall. In addition, all electrical wiring installed in non-residential buildings and dwelling buildings over 3-stories tall shall be installed with one (1) of the following methods:

- (1) Electrical metallic tubing (EMT);
- (2) Surface metal raceway;
- (3) Electrical nonmetallic tubing (ENT) shall be allowed in walls only;
- (4) Metal-clad cable (MC) shall be allowed in walls and used to connect to lighting fixtures with a maximum length of 10 feet.
- (5) Rigid metal pipe.

(b) Receptacle requirements.

- (1) Minimum of one (1) receptacle shall be required for each interior wall four (4) feet or longer of occupied space. Walls over fifteen (15) linear feet shall have receptacles spaced no greater than thirty (30) feet apart, measured horizontally around the interior walls at the floor level.
- (2) Receptacles and switches in commercial buildings shall be rated a minimum of 20 Ampere.

(c) Minimum building service. All non-residential buildings shall have a minimum of a two hundred (200) ampere service.

(1) Entrance Conductors.

The May 2017 Edition "TXU Electric Service Guidelines" for clearances on entrance conductors is hereby adopted and made part hereof for all purposes, the same as if fully

copied in full herein. If any conflict exists between or among TXU's Electric Service guidelines (July 2010) for clearances on entrance conductors adopted herein and the National Electrical Code, Code of Ordinances or any other ordinance of the city, the most restrictive code, standard, ordinance or regulation shall apply.

SECTION 6 Where a building permit has been applied for before the adoption of this ordinance, the construction shall conform to the building codes as adopted at the time the application is received by the Building Official.

SECTION 7 REPEAL OF CONFLICTING ORDINANCES. All ordinances, orders and resolutions heretofore passed and adopted by the City Council of the City of McGregor, Texas are hereby repealed to the extent said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

SECTION 8 SEVERABILITY CLAUSE. If any section, article, paragraph, sentence, clause, phrase or work in this Ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such validity, which remaining portions shall remain in full force and effect.

SECTION 9 PENALTY CLAUSE. Any person who intentionally or knowingly violates or fails to comply with any provision of this Ordinance shall be fined, upon conviction, in an amount not to exceed Two Thousand Dollars (\$2000.00), and each day any violation continues shall constitute a separate offense.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MCGREGOR, TEXAS, THIS THE 11 DAY OF OCTOBER 2017.

CITY OF MCGREGOR

BY: _____

JAMES S. HERING, Mayor

ATTEST:



ANGELIA SLOAN, CITY SECRETARY