

ORDINANCE NO 2025-02-17B

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPLENDORA, TEXAS AMENDING CHAPTER 6 “BUILDINGS AND BUILDING REGULATIONS” OF THE CODE OF ORDINANCES OF THE CITY OF SPLENDORA, TEXAS BY AMENDING ARTICLES II AND III “TECHNICAL INTERNATIONAL CODES” BY ADOPTING UPDATED AND CURRENT EDITIONS OF THE INTERNATIONAL CODES AND THE ELECTRICAL CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Splendor, Texas has studied the present provisions of Chapter 6 “Buildings and Building Regulations” of the Code of Ordinances of the City of Splendor relating to the adoption of certain international codes and national electrical codes for the regulation of buildings; and

WHEREAS, the City Council is continually reviewing the provisions of the Code of Ordinances relating to the elimination of hazards and other circumstances which generally impact the health, safety and well-being of residents, citizens and inhabitants;

WHEREAS, the adoption of these codes facilitates proper inspection activated by the City of Splendor relating to construction and to maintenance of buildings within said City of Splendor, and relating to public safety, health, and general welfare;

WHEREAS, the City Council finds it necessary to adopt the following amendment to the codes and international codes for regulation of buildings; and

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted as findings of fact and conclusions of law by the City Council and made a part hereof for all purposes.

Section 2. Amendments. Section 6.20 of Article II, of Chapter 6 of the City of Splendor Code of Ordinances is hereby amended as shown in the attached Exhibit "A" and said amendments are incorporated herein for all purposes.

Section 3. Amendments. Sections 6.21 thru 6.23 of Article II, of Chapter 6 of the City of Splendor Code of Ordinances are hereby deleted as shown in the attached Exhibit "A" and said amendments are incorporated herein for all purposes.

Section 4. Amendments. Section 6.232 of Article III, of Chapter 6 of the City of Splendor Code of Ordinances is hereby amended as shown in the attached Exhibit "A" and said amendment is incorporated herein for all purposes.

Section 5. Amendments. Section 6.233 of Article III, of Chapter 6 of the City of Splendor Code of Ordinances is hereby deleted as shown in the attached Exhibit "A" and said amendment is incorporated herein for all purposes.

Section 6. Repealing Clause. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 7. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences or sections of this ordinance, and the remainder of this Ordinance shall be enforced as written.

Section 8. Compliance Clause and Effective Date. The City Council finds, determines and declares that a sufficient written notice was posted and this Ordinance was passed in accordance with the Open Meetings Act. The City Secretary is instructed to publish this Ordinance in the Official Newspaper of the City of Splendor in the manner provided and for the time required by Section 52.011(a) of the Local Government Code, at which time this Ordinance takes effect.

PASSED, APPROVED and ADOPTED by the City Council of the City of Splendor, Montgomery County, Texas on this the 17th day of February 2025.

CITY OF SPLENDORA, TEXAS



Dorothy Welch, Mayor

ATTEST:



Anita Davis, City Secretary

EXHIBIT "A"

CHAPTER 6- BUILDINGS AND BUILDING REGULATIONS

ARTICLE II. INTERNATIONAL CODES

Division 1. - Generally

Sec. 6-20. International codes adopted.

- (a) The following codes, each of which are published by the International Code Council, Inc., are hereby adopted and made a part of this article:

(1) International Building Code, ~~2018~~ 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the building code of the City of Splendor, Texas, hereinafter referred to as "this code" including all appendices as published by the International Code Council, Inc

(2) International Mechanical Code 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the mechanical code of the City of Splendor, Texas, hereinafter referred to as "this code".

(3) International Plumbing Code, 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the plumbing code of the City of Splendor, Texas, hereinafter referred to as "this code".

(4) International Property Maintenance Code 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the property maintenance code of the City of Splendor, Texas, hereinafter referred to as "this code".

(5) International Residential Code for One- and Two-Family Dwellings, 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will

be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the International Residential Code for One- and Two-Family Dwellings of the City of Splendora, Texas, hereinafter referred to as "this code".

(6) The International Energy Conservation Code 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the energy conservation code of the City of Splendora, Texas, hereinafter referred to as "this code".

(7) The International Fire Code 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the fire code of the City of Splendora, Texas, hereinafter referred to as "this code".

(8) The International Fuel Gas Code, 2021 edition, as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article, except as follows:

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the fuel gas code of the City of Splendora, Texas, hereinafter referred to as "this code".

(9) International Private Sewage Disposal Code, 2021 edition as amended, including appendices as published by the International Code Council, Inc., an authentic copy of which will be kept on file as an official record of the city, is hereby adopted and made part of this article

(b) The city council will cause an annual review of the codes listed in subsection (a) of this section and may adopt any amendments made by the International Code Council. The city council will cause an annual review made of the International Residential Code and the International Building Code and may adopt local amendments thereto as provided by V.T.C.A., Local Government Code §§ 214.212(c) and 214.216(c). The city council may adopt later editions of any of the above codes by resolution. The city council may grant exceptions to such codes adopted in this section or authorized to be adopted in this section by resolution.

(c) Any person, firm, corporation or agent who shall violate or cause to be violated any provision of this article, or who shall fail to comply herewith, with any of the requirements of the codes adopted in this article shall be deemed guilty an offense.

Sections 6-21 thru 23 are hereby deleted in their entirety.

~~Sec. 6-21. Amendments, deletions and additions to International Building Code.~~

The 2012 edition of the International Building Code adopted in this article is hereby amended in the following respects:

- (1) ~~Subsection 101.1~~ is hereby amended to provide as follows:

Title. These regulations shall be known as the building code of the city, hereinafter referred to as "this code."

- (2) ~~Subsection 107.2~~ is hereby amended to provide as follows:

Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code and any and all applicable ordinances, regulations and technical codes adopted by the city, as necessary to ensure the public health, safety and general welfare.

- (3) ~~Subsection 1612.3~~ is hereby amended to provide as follows:

Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the federal emergency management agency in engineering reports entitled "The Flood Insurance Study (FIS) for Montgomery County, Texas and Incorporated Areas," dated month, date, year, with any accompanying flood insurance rate map (FIRM), flood boundary floodway map (FBFM), and any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

- (4) ~~The first paragraph of subsection 3410.2~~ is hereby amended to provide as follows:

Applicability. Structures existing prior to date of adoption, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of sections 3403 through 3407. The provisions in sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in group h or i.

- (5) ~~Appendices A, D, E, G, H, and K~~ are hereby deleted.

- (6) ~~Sections 1507.8 and 1507.9~~ of such International Building Code are amended to read as follows:

Wood shingles. Delete this section with reference to wood shingles which are hereby prohibited in the city.

Wood shakes. Delete this section with reference to wood shakes which are hereby prohibited in the city.

- (7) ~~Appendix B, subsection b101.2.2~~ is hereby amended to read as follows:

Qualifications. The board of appeals shall consist of five individuals who are residents of the city.

{Ord. No. 2010-08-16A, app. 4, art. 1, 8-16-2010}

~~Sec. 6-22. Amendments, deletions and additions to International Mechanical Code.~~

The 2012 edition of the International Mechanical Code adopted in this article is hereby amended in the following respects:

(1) ~~Subsection 101.1~~ is hereby amended to provide as follows:

a. ~~Title.~~ These regulations shall be known as the Mechanical Code of the city, hereinafter referred to as "this code."

(2) ~~Section 103~~ is hereby deleted.

(3) ~~Subsections 106.6.2 and 106.6.3~~ are hereby deleted.

(4) ~~Subsections 108.4 and 108.5~~ are hereby deleted.

(5) ~~Section 109~~ is hereby deleted.

(6) ~~Appendix B~~ is hereby deleted.

{Ord. No. 2010-08-16A, app. 4, art. 2, 8-16-2010}

~~Sec. 6-23. Amendments, deletions and additions to International Plumbing Code.~~

The 2012 edition of the International Plumbing Code adopted in this article is hereby amended in the following respects:

(1) ~~Subsection 101.1~~ is hereby amended to provide as follows:

~~Title.~~ These regulations shall be known as the plumbing code of the city, hereinafter referred to as "this code."

(2) ~~Section 103~~ is hereby deleted.

(3) ~~Subsections 106.6.2 and 106.6.3~~ are hereby deleted.

(4) ~~Subsections 108.4 and 108.5~~ are hereby deleted.

(5) ~~Section 109~~ is hereby deleted.

(6) ~~Subsection 305.6.1~~ is hereby amended to provide as follows:

~~Sewer depth.~~ Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade.

(7) ~~Subsection 904.1~~ is hereby amended to provide as follows:

~~Roof extension.~~ All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven feet (2,134 mm) above the roof.

(8) ~~Appendix A~~ is hereby deleted.

{Ord. No. 2010-08-16A, app. 4, art. 3, 8-16-2010}

Secs. 6-21—6-49. Reserved.

ARTICLE III. - NATIONAL ELECTRICAL CODE

DIVISION 6. STANDARDS AND SPECIFICATIONS

Sec. 6-232. National Electrical Code adopted.

~~The 2011 edition of the National Electrical Code, as adopted by the National Fire Protection Association, Inc., a copy of which is attached hereto and made a part hereof for all purposes and which has also been filed with the city secretary, is hereby adopted and made a part of this chapter and shall govern and be observed and followed in all electrical work in the city.~~

The following edition of the NFPA 70® National Electric Code® (“the Electric Code”) is hereby adopted by reference as though it was copied herein fully:

2023 National Electric Code® as published by the National Fire Protection Association

The city council shall cause an annual review of the National Electrical Code and may adopt local amendments thereto as provided by V.T.C.A., Local Government Code § 214.214(c). The city council may adopt later editions of any of the above codes by resolution. The city council may grant exceptions to the code adopted in this section or authorized to be adopted in this section by resolution.

Section 6-233 is deleted in its entirety.

~~Sec. 6-233. Additions and exceptions to National Electrical Code.~~

- ~~(a) No electrical materials, apparatus, devices, appliances, fixtures or equipment shall be sold or installed in the city unless they are in conformity with the provisions of this division, the statutes of the state and the rules and regulations issued by the state industrial commission under authority of the state statutes. The maker's name, trademark or other identification symbol shall be placed on all electrical materials, apparatus, devices, appliances, fixtures and equipment used or installed under this division.~~
- ~~(b) In general, any type of wiring or wiring system may be used as approved in the national codes adopted in this chapter, except where specifically prohibited in this division.~~
- ~~(c) Any wire or cable utilizing aluminum conductors or copper-clad aluminum conductors smaller than No. 2 American wire gauge is prohibited.~~
- ~~(d) All lateral service entrance conductors shall be installed in an approved raceway, except for temporary service poles.~~
- ~~(e) A temporary electrical connection shall be required on all new residential construction before a final electrical inspection is made.~~
- ~~(f) All residential wiring installation shall be in wire size no smaller than No. 12 American wire gauge.~~
- ~~(g) Generally. In general, any type of wiring or wiring system may be used in city limits as approved in the National Electrical Code adopted in this section.~~
- ~~(h) Aluminum wiring. Aluminum wiring is not acceptable for any wiring system, residential or commercial, in this jurisdiction.~~

~~{Ord. No. 2010-08-16A, app. 4, art. 6, 8-16-2010}~~

Secs. 6-233—6-259. Reserved