

**TOWN OF LAKEWOOD VILLAGE  
RESIDENTIAL CODE 16-11**

**AN ORDINANCE TO ADOPT THE 2012 INTERNATIONAL RESIDENTIAL CODE, WITHIN THE TOWN OF LAKEWOOD VILLAGE; PROVIDING A SAVINGS/REPEALING CLAUSE, PROVIDING A PENALTY CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas (“Town Council”) has investigated and determined that it would be advantageous and beneficial to the citizens of the Town of Lakewood Village, Texas to adopt the 2012 Edition of the International Residential Code, save and except the deletions and amendments set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:**

**Section 1: Findings**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**Section 2: Adoption of the 2012 International Residential Code**

The International Residential Code, 2012 Edition, copyrighted by the International Code Council, Inc., including Appendix G, J, and K, save and except the deletions and amendments set forth in Exhibit "A", attached hereto and incorporated herein for all purposes, is hereby adopted as the Residential code for Lakewood Village, regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and related accessory structures in Lakewood Village (the "2012 International Residential Code"). The 2012 International Residential Code is made a part of this Ordinance as if fully set forth herein.

**Section 3: Repeal**

Residential Code 15-04 ordinance is hereby repealed in its entirety.

#### **Section 4: Penalty Clause**

##### **A. Violation**

A person who knowingly violates any provision of this chapter is guilty of separate offenses for each day during which the violation is continued after notification. Neither allegation nor evidence of a culpable mental state is required for the proof of an offense defined by this ordinance.

##### **B. Fine**

Each offense is punishable by a fine of not more than two-thousand (\$2,000) nor less than two-hundred (\$200). The minimum fine established in this paragraph shall be doubled for the second conviction of the same offense within any 24-month period and tripled for the third and subsequent convictions of the same offense within any 24-month period. At no time shall the minimum fine exceed the maximum fine established in this paragraph.

#### **Section 5: Legal Rights**

The penal provision imposed under this Ordinance shall not preclude the Town of Lakewood Village from filing suit to enjoin the violation. The Town of Lakewood Village retains all legal rights and remedies available to it pursuant to local, state, and federal law.

#### **Section 6: Severability**

##### **A. Unconstitutional or Invalid Section**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

##### **B. Independent Sections**

The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

#### **Section 7: Estoppel / Waiver**

The failure of the Town to enforce any term or condition of this Ordinance shall not constitute a waiver or estoppel or any subsequent violation of this Ordinance.

**Section 8: Effective Date**

The amendments to this Ordinance shall become effective from and after its date of passage and publication as provided by law.

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas this the 13th day of October, 2016.

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Mark Vargus  
Mayor

ATTEST:

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Linda Asbell  
Town Secretary, TRMC

**Exhibit A**

**Town of Lakewood Village Amendments**

**2012 International Residential Code**



# RESIDENTIAL CODE

Adopted: October 13<sup>th</sup>, 2016



**TABLE OF CONTENTS**

<b>CHAPTER 1. ADMINISTRATION</b>	<b>9</b>
R101 General	9
R101.1 Title	9
R102 Applicability	9
R102.4 Referenced Codes and Standards	9
R103 Department of Building Safety	9
R103.2 Appointment	9
Building Application Handbook	9
R105 Permits	9
R105.1 Required	10
R105.2 Work Exempt from Permit	10
R105.3 Application for Permit	11
R105.5 Expiration	11
R105.8 Responsibility	11
Licensing and Registration Requirements	12
R106 Construction Documents	12
R106.1 Submittal Documents	12
Construction Plan Packet Submission and General Requirements	12
R108 Fees	12
R108.3 Building Permit Valuations	13
R108.6 Work Commencing Before Permit Issuance	13
R109 Inspections	13
R109.1 Types of Inspections	13
Inspection Protocol	13
R109.1.1 Foundation Inspection	13
R109.4 Approval Required	13
R110 Certificate of Occupancy	14
R110.1 Use and Occupancy	14
R111 Service Utilities Requirements	14
R111.1 Connection of Service Utilities	14
R112 Board of Appeals	14



R112.1 General	15
<b>CHAPTER 2. DEFINITIONS</b>	<b>15</b>
R202 Definitions	15
<b>CHAPTER 3. BUILDING PLANNING</b>	<b>16</b>
R301 Building Planning	16
Work Hours	16
Electrical Service	16
Reinforced Concrete Driveways & Flat Work	16
Concrete Paver Driveways	17
Table R301.2(1) Climate and Geographic Design Criteria	17
<b>CHAPTER 4. FOUNDATIONS</b>	<b>18</b>
R401 General	18
R401.3 Drainage	18
R403 Footings	18
R403.1.8 Foundations on Expansive Soils	18
<b>CHAPTER 11. ENERGY EFFICIENCY</b>	<b>19</b>
N1102 Building Thermal Envelope	19
Table N1102.1.1 (R402.1.1) Insulation and Fenestration Requirements by Component <sup>a</sup>	19
Table N1102.1.3 (R402.1.3) Equivalent U-Factors	19
<b>CHAPTER 13. GENERAL MECHANICAL SYSTEM REQUIREMENTS</b>	<b>19</b>
M1305 Appliance Access	19
M1305.1.3 Appliances in Attics	19
<b>CHAPTER 24. FUEL GAS</b>	<b>20</b>
G2415 (404) Piping System Installation	20
G2415.12 (404.12) Minimum Burial Depth	20
G2415.12.1 (404.12.1) Individual Outside Appliances	20
<b>CHAPTER 25. PLUMBING ADMINISTRATION</b>	<b>20</b>
P2503 Inspection and Tests	20
P2503.8 Inspection and Testing of Backflow Prevention Devices	20
P2503.8.2 Testing	20
<b>CHAPTER 26. GENERAL PLUMBING REQUIREMENTS</b>	<b>21</b>



P2603 Structural and Piping Protection	21
P2603.5 Freezing	21
P2503.5.1 Sewer Depth	21
<b>CHAPTER 28. WATER HEATERS</b>	<b>21</b>
P2803 Relief Valves	21
P2803.6 Installation of Relief Valves	21
P2803.6.1 Requirements for Discharge Pipe	21
<b>CHAPTER 29. WATER SUPPLY AND DISTRIBUTION</b>	<b>21</b>
P2902 Protection of Potable Water Supply	21
P2902.5 Protection of Potable Water Connections	21
P2902.5.3 Lawn Irrigation Systems	21
P2903 Water-Supply System	22
P2903.7 Size of Water-Service Mains, Branch Mains and Risers	22
<b>CHAPTER 31. VENTS</b>	<b>22</b>
P3114 Air Admittance Valves	22
P3114.3 Where Permitted	22
<b>CHAPTER 34. GENERAL REQUIREMENTS</b>	<b>22</b>
E3406 Electrical Conductors and Connections	22
E3406.2 Conductor Material	22
E3406.3 Minimum Size of Conductors	23
<b>CHAPTER 36. SERVICES</b>	<b>23</b>
E3601 General Services	23
E3601.2 Number of Services	23
<b>CHAPTER 37. BRANCH CIRCUIT FEEDER REQUIREMENTS</b>	<b>23</b>
E3702 Branch Circuit Ratings	23
E3702.5 Branch Circuits Serving Multiple Loads or Outlets	23
<b>ADOPTION AND SUMMARY OF AMENDMENTS</b>	<b>24</b>



## CHAPTER 1. ADMINISTRATION

The following additions, deletions and amendments to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### R101 General

General of the 2012 International Residential Code is amended as follows:

#### R101.1 Title

These regulations shall be known as the *International Residential Code* of The Town of Lakewood Village hereinafter referred to as "this code."

### R102 Applicability

Applicability of the 2012 International Residential Code is amended as follows:

#### R102.4 Referenced Codes and Standards

The codes, when specifically adopted by the Town of Lakewood Village, 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. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply. Any reference made to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted. Where requirements in this code conflict with any requirements of other adopted codes by the Town of Lakewood Village the most stringent requirements shall apply.

#### 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 manufacturer's instructions shall apply.

### R103 Department of Building Safety

#### R103.2 Appointment

The building official shall be appointed by the ~~chief appoint authority of the jurisdiction~~ Town Council of the Town of Lakewood Village, TX.

#### Building Application Handbook

The Town Council may from time to time amend, supplement or change the text of the Building Application Handbook.

### R105 Permits

Permits of the 2012 International Residential Code is amended as follows:

**R105.1 Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

**R105.2 Work Exempt from Permit**

*Permits* shall not be required for the following. 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*.

**Building**

- 1) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed ~~200~~ 250 square feet (~~18.8m<sup>2</sup>~~) (23.23 m<sup>2</sup>).
- ~~2) Fences not over 7 feet (2134 mm) high.~~
- 3) Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- 4) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (19 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- ~~5) Sidewalks and driveways.~~
- 6) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 7) Prefabricated swimming pools installed entirely above ground that are less than 24 inches (610 mm) deep and do not exceed 5,000 gallons.
- 8) Swings and other playground equipment.
- 9) Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- 10) Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.4.
- 11) Temporary motion picture, television and theater stage sets and scenery.
- 12) Shade cloth structures not exceeding 250 square feet.
- 13) Non-fixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
- 14) Repairs to existing flatwork or new flatwork of area less than 50 square feet (23.23 m<sup>2</sup>).

### **R105.3 Application for Permit**

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

- 1) Identify and describe the work to be covered by the permit for which application is made.
- 2) Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
- 3) Indicate the use and occupancy for which the proposed work is intended.
- 4) Be accompanied by construction documents and other information as require in Section R106.1.
- 5) ~~State the valuation of the proposed work.~~
- 6) Be signed by the applicant or the applicant's authorized agent.
- 7) Give such other data and information as required by the building official.

### **Expiration of Application**

An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

### **R105.5 Expiration**

Every permit issued shall become invalid unless the work authorized by such permit is not commenced and received a minimum of one approved inspection within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.

### **R105.8 Responsibility**

It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

### **Licensing and Registration Requirements**

- 1) No person shall engage in the business of construction of new buildings or structures, or make any repairs, alterations, or changes to an existing building or structure, unless that person is registered as a contractor by the Town. Provided however that:
  - a. No license shall be required for work on any building or structure for which a building permit is not required by this code; and
  - b. Persons who occupy and reside within any property as their home shall not be required to obtain a license or register with the Town when performing work on their home. Section R105 remains applicable.
- 2) All contractors shall register with the Town in accordance with Contractor Registration requirements, as provided in the Building Application Handbook, before applying for permits or performing any work.

### **R106 Construction Documents**

Construction Documents of the 2012 International Residential Code is amended as follows:

#### **R106.1 Submittal Documents**

Construction documents, special inspection and structural observation programs and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Foundation plans shall be submitted with each application and shall be sight specific. These plans shall be designed by an engineer licensed by the State of Texas and shall bear that engineers seal. Structural framing plans shall be submitted with each new construction or addition application. Structural framing plans shall be designed by a registered design professional licensed by the State of Texas and shall bear that design professionals seal.

#### **Exception**

The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

### **Construction Plan Packet Submission and General Requirements**

Plans shall be submitted in accordance with Building Inspection requirements, as provided in the Building Application Handbook. Incomplete plans shall not be accepted and such plans shall be returned to the applicant.

### **R108 Fees**

Fees of the 2012 International Residential Code are amended as follows:

### **R108.3 Building Permit Valuations**

~~Building *permit* valuation shall include total value of the work for which a *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor.~~

### **R108.6 Work Commencing Before Permit Issuance**

Any person who commences work requiring a *permit* on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee established by the applicable governing authority that shall be in addition to the required *permit* fees.

### **R109 Inspections**

Inspections of the 2012 International Residential Code are amended as follows:

#### **R109.1 Types of Inspections**

For onsite construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.

Inspections shall be in accordance with Building Inspection requirements, as provided in the Building Application Handbook.

#### **Inspection Protocol**

Members of the Board of Appeals shall not be involved in or interfere with any aspect of an active inspection.

#### **R109.1.1 Foundation Inspection**

Inspection of the foundation shall be made after poles or piers are set or trenches or *basement* areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or *equipment* and special requirements for wood foundations. A registered design professional, or their designated representative, must perform a pre-pour inspection and provide the Building Official with a signed and sealed document stating that the foundation has been inspected and approved. The inspection must take place prior to requesting a foundation inspection from the Building Official.

#### **R109.4 Approval Required**

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as

completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

### **Re-Inspections**

The costs of inspections are included with the issuance of a permit(s). Upon the failure of an inspection, the contractor shall be subject to the cost of a re-inspection as defined in the Town's Fee Ordinance. The payment for the re-inspection shall be paid in full prior to scheduling the subsequent inspection.

### **R110 Certificate of Occupancy**

Certificates of Occupancy of the 2012 International Residential Code are amended as follows:

#### **R110.1 Use and Occupancy**

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy 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. Violation of this requirement will result in all utilities being disconnected until such time as a Certificate of Occupancy has been issued after all the proper inspections has been performed.

#### **Exceptions to Certificate of Occupancy**

- 1) Certificates of occupancies are not required for work exempt from permits under R105.2.
- 2) Accessory buildings or structures.

### **R111 Service Utilities Requirements**

Service utilities requirements of the 2012 International Residential Code are amended as follows:

#### **R111.1 Connection of Service Utilities**

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the building official.

#### **Water and/or Sewer Taps**

A licensed plumber that is registered with the Town shall perform all work connecting to the Town utilities.

### **R112 Board of Appeals**

Board of Appeals of the 2012 International Residential Code is amended as follows:

### **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 board of appeals. The building official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

The Town Council shall act as the Board of Appeals. The powers of the Board shall be as follows:

- 1) To hear appeals from decisions of the building official;
- 2) To hear requests for the use of a material or method of construction not prescribed or authorized by this code, and to authorize the use when, in the Board's judgment, the material or method of construction is at least equivalent to that prescribed; and
- 3) To grant or deny variance requests.

### **Variance Requests**

- 1) Variances will be considered only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the building and zoning ordinances would cause an undue hardship. Financial considerations are not relevant and shall not be considered in the request;
- 2) A variance which would have a detrimental effect on public health and/or safety shall not be considered;
- 3) Variances for self-imposed hardships shall not be considered;
- 4) Approved variances shall expire if the project is not completed;
- 5) A site plan and/or construction plans shall be submitted with each variance request; and
- 6) The applicant shall cite the paragraph in the code for which the variance is requested.

## **CHAPTER 2. DEFINITIONS**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### **R202 Definitions**

Definitions of the 2012 International Residential Code

Building Official: the officer or other designated authority charged with the administration and enforcement of this Code.

Construction Site Refuse Control: the containment of and weekly or monthly removal of both construction and laborer refuse to prevent said materials from encroaching onto adjacent homeowner

properties, town easements, drainage ditches and culverts, and should be in compliance with OSHA and local codes.

Contractor: any person, firm, corporation, or other entity that is hired by a homeowner or landowner to perform any new construction, remodel, or repair on said homeowner or landowner's real property.

Dwelling Area: the area devoted to the living area in a residence or dwelling and is exclusive of porches, enclosed or open breezeways or other non-living space.

Erosion control: the containment of all dirt, soils, sand, fill or grass, in such a manner, to prevent said materials from encroaching onto adjacent properties, town easements, drainage culverts, or utility placements.

Glazing Area: ~~The interior surface area of all glazed fenestration, including the area of sash, curbing or other framing elements, that enclose conditioned space. Includes the area of glazed fenestration assemblies in walls bounding conditioned basements.~~ Total area of the glazed fenestration measured using the rough opening and including sash, curbing or other framing elements that enclose conditioned space. Glazing area includes the area of glazed fenestration assemblies in walls bounding conditioned basements. For doors where the daylight opening area is less than 50 percent of the door area, the glazing area is the daylight opening area. For all other doors, the glazing area is the rough opening area for the door including the door and the frame.

Masonry: brick, concrete hollow clay tile, concrete block, natural stone, or any combination of these materials that are laid up by unit and set in mortar.

Town: the Town of Lakewood Village

### CHAPTER 3. BUILDING PLANNING

The following additions and amendments to the 2012 International Residential Code adopted herein and hereby approved and adopted.

#### **R301 Building Planning**

Building Planning of the 2012 International Residential Code is amended as follows:

##### **Work Hours**

Construction work times shall be 7:00 a.m. to 7:00 p.m., Monday through Saturday.

##### **Electrical Service**

The Town shall grant approval to initiate electrical service for permanent or temporary use.

##### **Reinforced Concrete Driveways & Flat Work**

Reinforced concrete driveway requirements are as follows:

- 1) Sub Grade shall be free of debris, roots and grass and compacted in areas where trees or shrubs were removed. Spray with water to dampen prior to pouring.



- 2) Reinforcement shall be three eights (3/8) inch rebar on 16 inch centers in both directions and tied at every intersection. The chair height must place the rebar in middle of nominal thickness and spaced a maximum of 36 inches apart.
- 3) Strength shall be a minimum of 3,000 psi after 28 days.
- 4) Thickness shall be a minimum of 4 inches and uniform throughout.
- 5) Mixer delivery trucks are prohibited from driving on top of reinforcement rebar.
- 6) Connection to Asphalt Street:  
Saw cut the street and remove edge to allow for concrete forms. An asphalt patch must be installed upon removal of forms.
- 7) Connection to Concrete Street  
Saw cuts are prohibited. Dowels may be placed on 18" centers at an elevation that is the middle of the nominal thickness of the driveway.  
The compacted rock base that extends 1 foot beyond the street paving shall not be altered or removed.

**Concrete Paver Driveways**

Concrete paver driveway requirements are as follows:

- 1) Sub grade shall be a minimum of 6 inches of base and 1 inch of bedding. Install sub base compacting in 3 inch lifts and dampen with water as required to aid the compaction process.
- 2) Edge restraints must be installed.
- 3) Pavers to be installed per manufacturer's specifications.
- 4) Connection to Asphalt Street:  
Saw cuts are permissible.
- 5) Connection to Concrete Street  
Saw cuts are prohibited.  
The compacted rock base that extends 1 foot beyond the street paving shall not be disturbed.

**Table R301.2(1) Climate and Geographic Design Criteria**

Ground Snow Load	Wind Design		Seismic Design Category <sup>f</sup>	Subject to Damage from		
	Speed (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost Line Depth <sup>b</sup>	Termite <sup>c</sup>
5 lb/ft <sup>2</sup>	90 (3 sec gust / 76 fastest mile)	No	A	Moderate	6"	Very Heavy

Winter Design Temp <sup>e</sup>	Ice Barrier Underlayment	Flood Hazards <sup>g</sup>	Air Freezing	Mean Annual Temp <sup>j</sup>
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	Required <sup>h</sup>		Index <sup>i</sup>	
22 °F	No	Local Code	150	64.9 °F

**CHAPTER 4. FOUNDATIONS**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

**R401 General**

General of the 2012 International Residential Code is amended as follows:

**R401.3 Drainage**

Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls and adjacent lots. Lot to lot drainage shall not be permitted. The grade at the foundation wall shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

**R403 Footings**

Footings of the 2012 International Residential Code is amended as follows:

**R403.1.8 Foundations on Expansive Soils**

Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with R1808.6 of the International Building Code, the American Society of Civil Engineers Texas Recommended Practice for the Design of Residential Foundations Version 1 as it currently exists or may be amended, or other accepted industry standards that are acceptable to the Building Official. All foundations shall be designed by a registered Professional Engineer in the State of Texas and all drawings and documentation shall be signed and sealed. Documentation shall include:

- 1) Design letter referencing soils report number, date of report, soils, and engineer name; specific location including lot, block, and subdivision; specific design criteria including soil bearing capacity, plasticity index, and potential vertical rise. The Engineer shall approve a concrete mix design with performance criteria based on soils and seasonal conditions.
- 2) Signed and sealed drawings indicating strand and reinforcement placement, pier size, depth, location, and reinforcing, beam size and location, and special details. Design calculations shall be included. One 11" X 17" (B size) copy of plans and calculations shall be included in the permanent permit file for each project.
- 3) Design engineer shall perform a pre-pour inspection and provide the Building Official with signed and sealed document stating that the foundation has been inspected and approved. This inspection shall occur prior to requesting a foundation inspection from the Building Official. The engineer shall be present during placement of concrete to verify concrete mix and seasonal conditions during placement, and verify tensioning and elongation of cables.
- 4) Rough grading of lot after form removal to maintain drainage away from foundation during the construction process.

- 5) Prior to receiving a Certificate of Occupancy, a final survey indicating final grade elevations and verifying positive drainage away from the foundation, and evidence from the homeowner that they have received a copy of foundation maintenance instructions must be submitted to the Building Official.
- 6) The Engineer must provide to the Building Official a letter of Final Acceptance stating that the foundation has been placed in compliance with the design prior to the issuance of a Certificate of Occupancy.
- 7) Anchorage shall be installed before foundation is approved for pouring, per R403.1.6.

## CHAPTER 11. ENERGY EFFICIENCY

The following adoptions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### N1102 Building Thermal Envelope

Building Thermal Envelope of the 2012 International Residential Code is amended as follows:

#### Table N1102.1.1 (R402.1.1) Insulation and Fenestration Requirements by Component<sup>a</sup>

WOOD FRAME WALL R-VALUE for CLIMATE ZONE 3 = 13

#### Table N1102.1.3 (R402.1.3) Equivalent U-Factors

WOOD FRAME WALL U-FACTOR for CLIMATE ZONE 3 = 0.082

## CHAPTER 13. GENERAL MECHANICAL SYSTEM REQUIREMENTS

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### M1305 Appliance Access

Appliance Access of the 2012 International Residential Code is amended as follows:

#### M1305.1.3 Appliances in Attics

*Attics containing appliances* shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest *appliance*, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the *appliance* where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor approved by the Building Official. 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 can be serviced and removed through the required opening.
- 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 more than 50 feet (15 250 mm) long.

**CHAPTER 24. FUEL GAS**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

**G2415 (404) Piping System Installation**

Piping System and Installation of the 2012 International Residential Code is amended as follows:

**G2415.12 (404.12) Minimum Burial Depth**

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

**G2415.12.1 (404.12.1) Individual Outside Appliances**

Individual lines to outside lights, grills or other *appliances* shall be installed a minimum of ~~8~~ 12 inches (~~203 mm~~) (305 mm) below finished grade, provided that such installation is *approved* and is installed in locations not susceptible to physical damage.

**CHAPTER 25. PLUMBING ADMINISTRATION**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

**P2503 Inspection and Tests**

Inspection and tests of the 2012 International Residential Code is amended as follows:

**P2503.8 Inspection and Testing of Backflow Prevention Devices**

Inspection and testing of backflow prevention devices shall comply with Sections P2503.8.1 and P2503.8.2.

**P2503.8.2 Testing**

Reduced pressure principle, double check, double check detector and pressure vacuum breaker backflow preventer assemblies shall be tested at the time of installation, immediately after repairs or relocation and at ~~least annually~~ regular intervals as required by the Town.

## CHAPTER 26. GENERAL PLUMBING REQUIREMENTS

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### P2603 Structural and Piping Protection

Structural and Piping Protection of the 2012 International Residential Code is amended as follows:

#### P2603.5 Freezing

Freezing of the 2012 International Residential Code is amended as follows:

##### P2503.5.1 Sewer Depth

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

## CHAPTER 28. WATER HEATERS

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### P2803 Relief Valves

Relief Valves of the 2012 International Residential Code is amended as follows:

#### P2803.6 Installation of Relief Valves

Installation of Relief Valves of the 2012 International Residential Code is amended as follows:

##### P2803.6.1 Requirements for Discharge Pipe

10. Not terminate ~~more~~ less than 6 inches (152 mm) or more than 24 inches (610 mm) above the grade floor or nor more than 6 inches (152 mm) above the waste receptor.

## CHAPTER 29. WATER SUPPLY AND DISTRIBUTION

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### P2902 Protection of Potable Water Supply

Protection of Potable Water Supply of the 2012 International Residential Code is amended as follows:

#### P2902.5 Protection of Potable Water Connections

Protection of Potable Water Connections of the 2012 International Residential Code is amended 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 assembly, a double-check

assembly or a reduced pressure principle backflow prevention assembly. Valves 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 prevention assembly.

### **P2903 Water-Supply System**

Water-Supply System of the 2012 International Residential Code is amended as follows:

#### **P2903.7 Size of Water-Service Mains, Branch Mains and Risers**

The internal diameter size of the water service line, including fittings, pipe shall not be less than 1 3/4 inch (25.4 19 mm) diameter. The size of water service mains, branch mains and risers shall be determined according to water supply demand [gpm (L/m)], available water pressure [psi (kPa)] and friction loss caused by the water meter and *developed length* of pipe [feet (m)], including *equivalent length* of fittings. The size of each water distribution system shall be determined according to design methods conforming to acceptable engineering practice, such as those methods in Appendix P and shall be *approved* by the code official.

## **CHAPTER 31. VENTS**

The following additions to the 2006 International Residential Code adopted herein and hereby approved and adopted.

### **P3114 Air Admittance Valves**

Air Admittance Valves of the 2006 International Residential Code is amended as follows:

#### **P3114.3 Where Permitted**

Individual vents, branch vents, circuit vents, and stack vents ~~may~~ shall be permitted to terminate with a connection to an air admittance valve. Air admittance valves shall only be installed with the prior written approval of the Building inspector.

## **CHAPTER 34. GENERAL REQUIREMENTS**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### **E3406 Electrical Conductors and Connections**

Electrical Conductors and Connections of the 2012 International Residential Code is amended as follows:

#### **E3406.2 Conductor Material**

Conductors used to conduct current shall be of copper ~~except as otherwise~~ provided in Chapters 34 through 43. Where the conductor material is not specified, the material and the sizes given in these chapters shall apply to copper conductors. Where other materials are used, the conductor sizes shall be changed accordingly.

### **E3406.3 Minimum Size of Conductors**

The minimum size of conductors for feeders and branch circuits shall be 12 ~~14~~ AWG copper and ~~12~~ AWG aluminum. The minimum size of service conductors shall be as specified in Chapter 36. The minimum size of class 2 remote control, signaling and power-limited circuits conductors shall be as specified in Chapter 43.

## **CHAPTER 36. SERVICES**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### **E3601 General Services**

General Services Ratings of the 2012 International Residential Code is amended as follows:

#### **E3601.2 Number of Services**

Property zoned one- and two-family dwellings shall be supplied by only one service. Additional service for an accessory use(s) shall only be installed with the prior approval of the Town.

## **CHAPTER 37. BRANCH CIRCUIT FEEDER REQUIREMENTS**

The following additions to the 2012 International Residential Code adopted herein and hereby approved and adopted.

### **E3702 Branch Circuit Ratings**

Branch Circuit Ratings of the 2012 International Residential Code is amended as follows:

#### **E3702.5 Branch Circuits Serving Multiple Loads or Outlets**

General-purpose branch circuits shall supply lighting outlets, appliances, equipment or receptacle outlets, and combinations of such. Multi-outlet branch circuits serving lighting or receptacles shall be limited to a maximum branch-circuit rating of 20 amperes. The maximum number of outlets connected to general purpose branch circuits shall be ten (10) for 15-amp circuits, and thirteen (13) for 20-amp circuits.



## End of Exhibit A

### ADOPTION AND SUMMARY OF AMENDMENTS

Ordinance Number	Date	Summary
16-11	October 13, 2016	<ul style="list-style-type: none"><li>• Removed ETJ</li></ul>
15-04	May 14, 2015	<ul style="list-style-type: none"><li>• Added amendments to R191.1.1, R191.1.4, R301.2, R313.2, Chapter 11, Chapter 25, Chapter 26 and Chapter 28.</li><li>• Removed amendments to Chapter 15.</li><li>• Revised amendments to Chapter 24 and Chapter 29.</li><li>• Chapter 34 was 33.</li><li>• Chapter 36 was 35.</li><li>• Chapter 37 was 36.</li></ul>
14-07	June 26, 2014	<ul style="list-style-type: none"><li>• Added Building Official Appointment</li><li>• Added Inspection Protocol</li><li>• Added authority to amend Building Application Handbook</li><li>• Removed garage requirement.</li><li>• Removed roof pitch requirement.</li><li>• Removed driveway width requirement.</li><li>• Updated driveway construction requirements.</li><li>• Removed contractor registration; moved to handbook.</li><li>• Removed construction guidelines; moved to handbook.</li><li>• Removed building packet submission; moved to handbook.</li></ul>
11-16	September 8, 2011	REPEALED
10-01	January 14, 2010	REPEALED