

**ORDINANCE NO. 755-2022-04**

**AN ORDINANCE OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY REPEALING CHAPTER 8, "BUILDINGS & BUILDING REGULATIONS", ARTICLE II. "TECHNICAL CODES", SECTIONS 8-19 THROUGH 8-57, AND BY ADOPTING THE 2021 INTERNATIONAL BUILDING CODE; BY ADOPTING THE 2021 INTERNATIONAL RESIDENTIAL CODE; BY ADOPTING THE 2021 NATIONAL PLUMBING CODE; BY ADOPTING THE 2021 INTERNATIONAL FIRE CODE; BY ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; BY ADOPTING THE 2021 FUEL & GAS CODE; BY ADOPTING THE 2021 EXISTING BUILDING CODE; BY ADOPTING THE 2021 MECHANICAL CODE; BY ADOPTING THE 2021 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE; BY ADOPTING THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE; BY ADOPTING THE 2020 NATIONAL ELECTRICAL CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council met, and, at a meeting in compliance with the Texas Open Meetings Act, adopted certain International Construction Codes; and

**WHEREAS**, the City Council has determined that it is necessary and advisable to repeal certain construction codes as they are out of date and do not adequately protect the citizens' health, safety and general welfare and updating to more current versions of the Construction Codes promote the health, safety and general welfare of the citizens of the City of Venus.

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

**SECTION 1.** That Chapter 8, "Buildings & Building Regulations", ARTICLE II. "Technical Codes", Sections 8-19 through 8-57 are hereby repealed in their entirety and replaced with a new Chapter 8, "Buildings & Building Regulations", ARTICLE II. "Technical Codes", Sections 8-19 through 8-57 which shall read as follows:

“... ”

***ARTICLE II. TECHNICAL CODES***

...

**Sec. 8-19. Penalty.**

Any violation of this article is a misdemeanor, and any person found to be guilty thereof shall be punishable by a fine not less than \$1.00 and no more than \$2,000.00 pursuant to V.T.C.A. Local Government Code § 54.001(b)(1). Each day that such violation continues shall constitute a separate prosecutable offense and shall be punishable accordingly.

Starting work prior to permit shall carry an administrative fee equaling 2 times the permitting fees and shall be assessed under the discretion of the Building Official.

**Sec. 8-20. Adoption of the International Building Code.**

The 2021 edition of the International Building Code ("IBC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the conditions and maintenance of all property, buildings and structures within the city to ensure that structures are safe, sanitary and fit for occupation and use. This adoption of the 2021 edition of the IBC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of said IBC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IBC and found at [www.nctcog.org](http://www.nctcog.org). The City of Venus also adopts the International Code Council (ICC) and the National Storm Shelter Association's (NSSA) ICC 500-2014 standard for the design and construction of storm shelters, as referenced in the 2021 International Building Code.

**Amendments:**

**105.7 Placement of permit.** The building permit or a copy shall be posted visible from the right of way on the site of the work until the completion of the project.

107.1.1 All foundations shall be designed by a Licensed and Registered Engineer. The Engineer shall cause all necessary inspections to be performed to ensure compliance and submit a sealed letter of conformance stipulating the foundation has been built to his or her design specifications and further that the foundation is compliant with all related provisions of the technical code and related design standards.

Exception: Single family residential room additions and single family residential detached accessory structures may be constructed utilizing the City of Venus Residential Room Addition concrete slab foundation design. Use of this design is limited to structures that are one story in height "600" six hundred square feet or less and not attached to a post tension designed slab or foundation.

107.3.4.1.2 In addition to the state law and adopted Building Code certain types of buildings shall be designed by a registered design professional, privately owned buildings with classifications A, E, I, H, F-1, S-1, B occupancies that are Ambulatory Care Facilities, any commercial structure 2 stories or more in height, and or 5,000 or more square feet to be consistent with state law and increased risk category. The aforementioned occupancies shall be designed by registered design professionals.

**Sec. 8-21. Adoption of the International Mechanical Code.**

The 2021 edition of the International Mechanical Code ("IMC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems. This adoption of the 2021 edition of the IMC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IMC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IMC and found at [www.nctcog.org](http://www.nctcog.org)).

Amendments:

**106.4.8 Posting of permit.** The building *permit* or a copy shall be posted visible from the right of way on the site of the work until the completion of the project

**Sec. 8-22. Adoption of the International Plumbing Code.**

The 2021 edition of the International Plumbing Code ("IPC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems. This adoption of the 2021 edition of the IPC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IPC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (IPC) to the IBC and found at [www.nctcog.org](http://www.nctcog.org)).

**Sec. 8-23. Adoption of the National Electrical Code.**

The 2020 edition of the National Electrical Code ("NEC") (developed and published by the National Fire Protection Association ("NFPA")) and its updates and supplements are hereby adopted by the City of Venus establishing standards for safe electrical installations for buildings and structures within the city. This adoption of the 2020 edition of the NEC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the 2020 NEC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the NEC and found at [www.nctcog.org](http://www.nctcog.org)) and the NFPA.

Amendments:

The following rules take precedence over and supersede any portion of the electrical code adopted in section 8-23 where conflicts occur:

- (1) The following minimum wire sizes shall be used for the type of circuit indicated:
  - a. No branch circuit will have wire smaller than #12 AWG. This does not prohibit smaller wire sizes for circuits 90 volts and lower or for control circuits.

- b. Built-in ovens shall have a minimum wire size of #10 AWG copper.
- c. Ranges shall have a minimum wire size of #8 AWG copper or equivalent aluminum.
- d. Window air conditioners shall have a minimum wire size of #10 AWG copper.
- e. Water heaters shall have a minimum wire size of #10 AWG copper.
- f. Electric Tanked water heaters shall not be permitted to use a plug and cord connection.

(2) No aluminum wire smaller than #6 AWG will be used.

(3) No copper-clad wire will be used.

(4) Certain wiring methods permitted under the NEC are not allowed, except where existing prior to adoption of this article, specifically:

- a. Article 398—Open Wire On Insulators.
- b. Article 394—Concealed Knob-and-Tube Wiring.
- c. Article 320—Armored Cable.

(5) Nonmetallic-sheathed cable (Article 334) is permitted to be used only in dwellings, as defined in article 100. These cable types will not be used in hotels, motels, bed and breakfasts with more than two rental sleeping rooms, rooming houses with more than two tenant sleeping rooms, fraternity and sorority houses, or buildings located in the central business area district pertaining to zoning.

(6) In residences, the following additional rules apply:

a. Separate dedicated branch circuits shall be provided for each refrigerator, dishwasher, and garbage disposal unit. These appliances shall be cord connected, and the garbage disposal shall be switched by a snap switch located above or adjacent to the kitchen sink. The dishwasher circuit will have no other outlets on the circuit.

b. Where provisions are made for a microwave oven, a separate branch circuit is required, and no other outlet will be on the circuit.

c. No more than twelve (12) outlets will be installed per circuit serving general lighting circuits. No more than six (6) outlets will be installed on each GFCI circuit. Outlets serving the small appliance branch circuit for counter tops are limited to three (3) outlets per circuit.

(7) Portable or temporary project offices or trailers will be allowed to be wired in type NM, NMC, or NMS cable during the construction phase of a project. However, the structure shall be removed prior to a certificate of occupancy is issued for the building under construction.

(8) Pre-manufactured portable offices or trailers are allowed to be wired in type NM, NMC or NMS cable, provided they are used as temporary buildings only. To be so considered, they may not be placed on permanent foundations or have the transport undercarriage removed or have the foundation enclosed to give a permanent appearance.

- (9) All services shall have disconnecting means located outside of the building served.
- (10) Electrical metallic tubing (article 358) will not be installed in concrete.
- (11) Overhead service entrance conductors shall be in rigid metal conduit, intermediate metal conduit, or electrical metallic tubing. Service entrance cable (article 338) will not be authorized unless protected by approved conduit. If the service entrance conduit is a service mast, only two-inch or larger rigid metal conduit or intermediate metal conduit will be used.
- (12) A minimum of one grounding conductor, sized according to the NEC, will be installed in any field-installed electrical conduit. This requirement is in addition to those prescribed by article 250.64.
- (13) Flexible metal conduit (article 348) will not be used in wet locations.

**Sec. 8-24. Adoption of the International Residential Code for one- and two-family dwellings.**

The 2021 edition of the International Residential Code ("IRC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, 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 separate means of egress. This adoption of the 2021 edition of the IRC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IRC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IRC and found at [www.nctcog.org](http://www.nctcog.org)). The City of Venus also adopts the International Code Council (ICC) and the National Storm Shelter Association's (NSSA) ICC 500-2014 standard for the design and construction of storm shelters, as referenced in the 2021 International Residential Code.

**Amendments:**

**R105.7 Placement of permit.** The building permit or a copy shall be posted visible from the right of way on the site of the work until the completion of the project.

R106.1.6 All foundations shall be designed by a Licensed and Registered Engineer. The Engineer shall cause all necessary inspections to be performed to ensure compliance and submit a scaled letter of conformance stipulating the foundation has been built to his or her design specifications and further that the foundation is compliant with all related provisions of the technical code and related design standards. Exception: Single family residential room additions and single family residential detached accessory structures may be constructed utilizing the City of Venus Residential Room Addition concrete slab foundation design. Use of this design is limited to structures that are one story in height "500" five hundred square feet or less and not attached to a post tension designed slab or foundation.

R106.1.7 All framing plans utilizing any pre-engineered products, reused, or non-dimensional lumber shall be designed by a Licensed and Registered Engineer.

R106.1.8 All wind bracing plans shall be designed by a Licensed and Registered Engineer with the exception of scope where the Building Official determines the scope of the proposed construction can be met with prescriptive methods and requirements.

P2801.6 required pan. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following: 1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.

Exceptions removed due to the potential to off-gas toxic fumes.

#### **Sec. 8-25. Adoption of the International Fuel and Gas Code.**

The 2021 edition of the International Fuel And Gas Code ("IFGC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing fuel gas systems and gas-fired appliances. This adoption of the 2021 edition of the IFGC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IFGC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IFGC and found at [www.nctcog.org](http://www.nctcog.org)).

Amendments:

**106.5.8 Posting of permit.** The building *permit* or a copy shall be posted visible from the right of way on the site of the work until the completion of the project

#### **Sec. 8-26. Adoption of the Existing Building Code.**

The 2021 edition of the International Existing Building Code ("IEBC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings. This adoption of the 2021 edition of the IEBC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IEBC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IEBC and found at [www.nctcog.org](http://www.nctcog.org)).

#### **Sec. 8-27. Adoption of the International Code Council Performance Code.**

The 2021 edition of the International Code Council Performance Code for Buildings and Facilities ("ICCPC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the performance-based design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of building and/or fire protection systems as herein provided. This adoption of the 2021 edition of the ICCPC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the ICCPC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of

Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the ICCPC and found at [www.nctcog.org](http://www.nctcog.org)).

**Sec. 8-28. Adoption of the International Property Maintenance Code.**

The 2021 edition of the International Property Maintenance Code ("IPMC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use. This adoption of the 2021 edition of the IPMC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IPMC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IPMC and found at [www.nctcog.org](http://www.nctcog.org)).

**Sec. 8-29. Adoption of the International Energy Conservation Code.**

The 2021 edition of the International Energy Conservation Code ("IECC") and its updates and supplements are hereby adopted by the City of Venus for regulating and governing energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems. This adoption of the 2021 edition of the IECC and its amendments is declared effective immediately upon receipt by the city and filing with the city secretary of one copy of the IECC. This adoption also adopts any uniform amendment recommendations promulgated by the North Central Texas Council of Governments (NCTCOG)'s Regional Codes Coordinating Committee (RCCC) to the IECC and found at [www.nctcog.org](http://www.nctcog.org)).

**Sec. 8-30. Adoption of the International Fire Code.**

See Chapter 18—Public Safety, Article IV. Fire Prevention, Division I., Section 18-71 of the Venus Code of Ordinances for the city's most recent adoption of the International Fire Code.

Amendments:

**507.5.1.2 Hydrant Connections.** Steamer ports shall have a 4-inch Storz adapter with cap and chain permanently installed.

**905.3.1 Height.** Class III standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Three or more stories are above or below grade plane.

**912.4.1 Locking fire department connection caps.** Locking caps on fire department connections for water-based *fire protection systems* are required.

**Secs. 8-31—8-57. Reserved.**

...”

**SECTION 2.** All provisions of the ordinances of the City of Venus in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Venus not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this Ordinance.

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage and publication, as the law in such cases provide. The City Secretary is directed to publish the caption of this ordinance in the official newspaper of the City.

**SECTION 5.** Any person, firm or corporation violating any provision of this ordinance, as may be amended, shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed two thousand dollars (\$2,000.00) for each offense, each and every day such offense shall continue shall be deemed to constitute a separate offense.

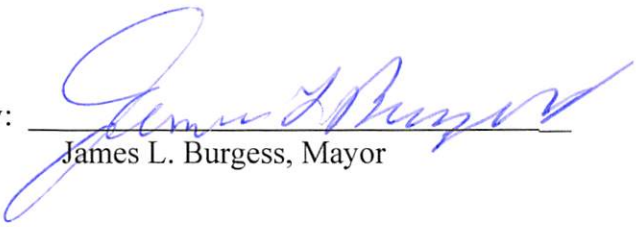
**SECTION 6.** That the recitals to this Ordinance are hereby incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

**DULY PASSED** by the City Council of the City of Venus, Texas, this 11 day of April 2022.

**APPROVED:**





By:   
James L. Burgess, Mayor

**ATTEST:**

By:   
Callie Green, City Secretary