



ORDINANCE NO. 239

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS; REPEALING ORDINANCE NO. 86; CREATING A MUNICIPAL BUILDING CODE; ADOPTING THE INTERNATIONAL RESIDENTIAL CODE; ADOPTING LOCAL AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE; ADOPTING THE INTERNATIONAL BUILDING CODE; ADOPTING LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE; ADOPTING THE NATIONAL ELECTRICAL CODE; ADOPTING LOCAL AMENDMENTS TO THE NATIONAL ELECTRICAL CODE.

WHEREAS, under the provisions of Chapter 214, section 212 and section 213, of the Texas Local Government Code, as herefore or hereafter amended, the State of Texas adopted the International Residential Code, as defined therein, to apply to all construction, alterations, remodeling, enlargements, and repairs of residential structures, except for the installation and maintenance of electrical wiring and components; and

WHEREAS, a municipality may adopt local amendments to the International Residential Code; and

WHEREAS, under the provisions of Chapter 214, section 216, of the Texas local government code, as herefore or hereafter amended, the State of Texas adopted the International Building Code, as defined therein, to apply to all construction, alterations, remodeling, enlargement, or repair of commercial structures; and

WHEREAS, a municipality may adopt local amendments to the International Building Code; and

WHEREAS, under the provisions of chapter 214, section 214, of the Texas Local Government Code, as herefore or hereafter amended, the State of Texas adopted the National Electrical Code, as defined respectively therein, to apply to all residential and commercial electrical construction; and

WHEREAS, a municipality may adopt local amendments to the National Electrical Code; and

WHEREAS, on December 08, 2015 the City Council of the City of Uhlend, Texas passed and approved Ordinance No. 86 - AN ORDINANCE OF THE CITY OF UHLAND, TEXAS, ADOPTING THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE;

ADOPTING THE 2006 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLING; ADOPTING THE 2006 INTERNATIONAL MECHANICAL CODE; ADOPTING THE 2006 EDITION OF THE INTERNATIONAL PLUMBING CODE; ADOPTING THE 2005 EDITION OF THE NATIONAL ELECTRICAL CODE; ADOPTING THE 2006 INTERNATIONAL FIRE CODE; ADOPTING THE 2006 EDITION OF THE INTERNATIONAL FUEL CODE; ADOPTING THE 2006 INTERNATIONAL ENERGY CONSERVATION CODE; ADOPTING THE 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE; PROVIDING FOR PERMITS AND INSPECTION; PROVIDING FOR REGISTRATION AND LICENSE REQUIREMENTS FOR PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS; PROVIDING FOR A PENALTY FOR VIOLATION HEREOF; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; REPEALING ALL PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING SEVERABILITY AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS; and

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

Article A. GENERAL PROVISIONS

Section 1. Short Title.

This ordinance shall be known as the "Municipal Building Code."

Section 2. Repeal of Prior Ordinances and parts of conflicting ordinances.

Ordinance No. 86 is hereby expressly repealed. Any provisions or parts of provisions of Ordinances in conflict with the provisions contained herein are hereby expressly repealed to the extent of such conflict.

Section 3. Severability.

If for any reason any one or more sections, sentences, clauses or parts of this ordinance are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this ordinance, but it shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance held invalid, the invalidity of any section, sentence, clause or part of this ordinance in one or more instances shall not affect or prejudice in any way the validity of this ordinance in other instances.

Section 4. Savings Clause.

This Ordinance shall remain in full force and effect, save and except as amended.

Section 5. Meeting Open to Public.

It is hereby found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that the public notice of the time, place and purpose of said meeting was given as required.

Section 6. Effective Date.

This ordinance shall be effective immediately following its passage and approval by majority vote of the City Council of the City of Uhland, Texas. Thereafter, the requirements contained herein shall apply within the City of Uhland, Texas.

Article B. DEFINITIONS

Terms not defined herein shall be construed in accordance with, and in the following order, the Laws of the State of Texas, other City of Uhland codes and ordinances, or the customary usage and meaning of the term. The word "shall" is mandatory and not permissive. The word "may" is permissive and not mandatory. The words "may not" are prohibitive. Headings and captions are for reference purposes only and shall not be used in the interpretation of this ordinance.

- (1) "International Residential Code" means the International Residential Code for One- and Two-Family Dwellings promulgated by the International Code Council.
- (2) "National Electrical Code" means the electrical code published by the National Fire Protection Association.
- (3) "Residential" means having the character of a detached one-family or two-family dwelling or a multiple single-family dwelling that is not more than three stories high with separate means of egress, including the accessory structures of the dwelling, and that does not have the character of a facility used for the accommodation of transient guests or a structure in which medical, rehabilitative, or assisted living services are provided in connection with the occupancy of the structure.
- (4) "International Building Code" means the International Building Code promulgated by the International Code Council.
- (5) "Commercial" means a building for the use or occupation of people for:
 - (A) a public purpose or economic gain; or
 - (B) a residence if the building is a multifamily residence that is not defined as residential by this section.

Article C. INTERNATIONAL RESIDENTIAL CODE

Section 1. Applicability.

This Article applies to the construction, alteration, remodeling, enlargement, and repair of all residential structures, except the installation and maintenance of electrical wiring and related components.

Section 2. Adoption of the International Residential Code.

The International Residential Code, 2015 edition, is hereby adopted in its entirety, as may be amended from time to time and as such amendments are not in conflict with state or federal law, as the residential building code of the city, to prescribe regulations to provide minimum

residential construction, alteration, remodeling, enlargement, and repair standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all residential buildings and structures within the city, and within its extraterritorial jurisdiction, as applicable.

Section 3. Adoption of Local Amendments to the International Residential Code.

Reserved.

Article D. INTERNATIONAL BUILDING CODE

Section 1. Applicability.

This Article applies to the construction, alteration, remodeling, enlargement, and repair of all commercial structures, except the installation and maintenance of electrical wiring and related components.

Section 2. Adoption of the International Building Code.

The International Building Code, 2015 edition, is hereby adopted in its entirety, as may be amended from time to time and as such amendments are not in conflict with state or federal law, as the commercial building code of the city, to prescribe regulations to provide minimum commercial construction, alteration, remodeling, enlargement, and repair standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial buildings and structures within the city, and within its extraterritorial jurisdiction, as applicable.

Section 3. Adoption of Local Amendments to the International Building Code.

Reserved.

Article E. INTERNATIONAL MECHANICAL CODE

Section 1. Applicability.

This Article applies to the construction, alteration, remodeling, enlargement, and repair of all commercial structures.

Section 2. Adoption of the International Building Code.

The International Mechanical Code, 2015 edition, is hereby adopted in its entirety, as may be amended from time to time and as such amendments are not in conflict with state or federal law, as the commercial mechanical building code of the city, to prescribe regulations to provide minimum commercial mechanical construction, alteration, remodeling, enlargement, and repair standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial buildings and structures within the city, and within its extraterritorial jurisdiction, as applicable.

Section 3. Adoption of Local Amendments to the International Mechanical Code.

Reserved.

Article F. INTERNATIONAL PLUMBING CODE

Section 1. Applicability.

This Article applies to the construction, alteration, remodeling, enlargement, and repair of all commercial structures.

Section 2. Adoption of the International Plumbing Code.

The International Plumbing Code, 2015 edition, is hereby adopted in its entirety, as may be amended from time to time and as such amendments are not in conflict with state or federal law, as the commercial plumbing code of the city, to prescribe regulations to provide minimum commercial plumbing construction, alteration, remodeling, enlargement, and repair standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial buildings and structures within the city, and within its extraterritorial jurisdiction, as applicable.

Section 3. Adoption of Local Amendments to the International Plumbing Code.

Reserved.

Article G. INTERNATIONAL FUEL GAS CODE

Section 1. Applicability.

This Article applies to the construction, alteration, remodeling, enlargement, and repair of all commercial structures, except the installation and maintenance of electrical wiring and related components.

Section 2. Adoption of the International Fuel Gas Code.

The International Fuel Gas Code, 2015 edition, is hereby adopted in its entirety, as may be amended from time to time and as such amendments are not in conflict with state or federal law, as the commercial fuel gas code of the city, to prescribe regulations to provide minimum commercial fuel gas construction, alteration, remodeling, enlargement, and repair standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial buildings and structures within the city, and within its extraterritorial jurisdiction, as applicable.

Section 3. Adoption of Local Amendments to the International Fuel Gas Code.

Reserved.

Article H. NATIONAL ELECTRICAL CODE

Section 1. Applicability.

This Article applies to the installation and maintenance of electrical wiring and related components of all residential and commercial structures.

Section 2. Adoption of the National Electrical Code.

The National Electrical Code, 2014 edition, is hereby adopted in its entirety, as may be amended from time to time and as such amendments are not in conflict with state or federal law, as the electrical code of the city, to prescribe regulations to provide minimum electrical installation standards to safeguard life, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the city, and within its extraterritorial jurisdiction, as applicable.

Section 3. Adoption of Local Amendments to the National Electrical Code.

Reserved

PASSED AND APPROVED this 8th day of January, 2019.

Vicki Hunter

Vicki Hunter, Mayor

ATTEST:

Karen Gallaher

Karen Gallaher, City Administrator

THE STATE OF TEXAS

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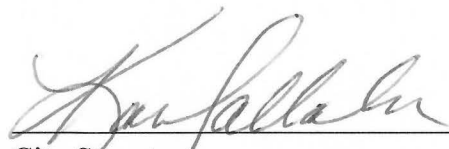
COUNTIES OF CALDWELL & HAYS

I, the duly appointed, qualified and acting City Secretary of Uhland, Texas, do hereby certify that the above and foregoing ordinance was read on first reading at a regular meeting of the City Council of said Uhland, Texas, held on the 5th day of February, 2020; that written notice of the date, place and subject of said meeting was posted on a bulletin board located at a place convenient to the public in the City Hall for at least 72 hours preceding the day of said meeting; that the Mayor Vicki Hunter, and (5) five Council members:

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| 1. Mark Garonzik | 4. Brian Heideman |
| 2. Jessica Hodge | 5. Daniel Heideman |
| 3. Naomi Schrock | |

were present at said meeting and acted as the Council throughout; that the same has been signed and approved by the Mayor and is duly attested by the City Secretary; and that the same has been duly filed with the City Secretary and recorded by the City Secretary in full in the books for the purpose of recording the ordinances of the City of Uhland, Texas.

EXECUTED under my hand and the official seal of the City of Uhland, Texas at said City, this 5th day of February 2020.



City Secretary
City of Uhland, Texas

[SEAL]