

ORDINANCE NO. 217

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS AMENDING THE CITY OF UHLAND BUILDING CODE TO PROVIDE FOR REGULATIONS REGARDING THE PLACEMENT AND INSTALLATION OF SHIPPING CONTAINERS FOR USE AS A SINGLE-FAMILY RESIDENCE; DECLARING A MISDEMEANOR FOR VIOLATIONS IN ACCORDANCE WITH THE CODE

RECITALS

WHEREAS, the City Council of the City of Umland ("City") has enacted a building code for the public safety and welfare; and

WHEREAS, amendments to the Code are necessary to provide for regulations regarding the placement and installation of shipping containers to be used as a single-family residence; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City.

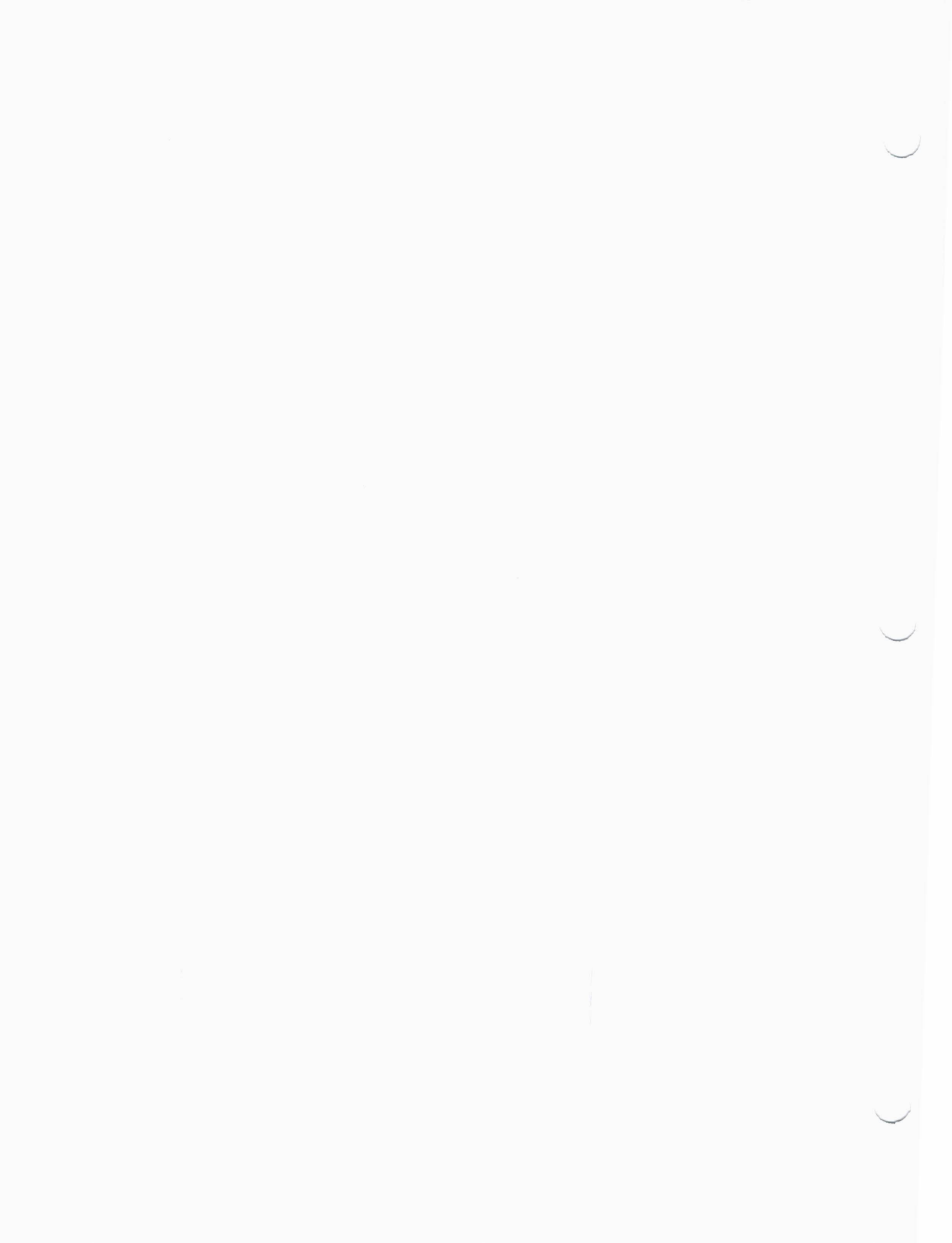
NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Umland, Texas:

ARTICLE I. FINDINGS OF FACT

The foregoing recitals are adopted as facts and are incorporated fully herein.

ARTICLE II. ENACTMENT

The City Council of the City of Umland hereby adopts and enacts the amendments to the building code providing for regulations regarding the placement and installation of shipping containers for use as a single-family residence as outlined in **Attachment A**, attached hereto and incorporated fully herein.



ARTICLE III. VIOLATION; CRIMINAL AND CIVIL PENALTY

- A. Violation of this Ordinance shall be a misdemeanor, as defined and described in, and in accordance with the Building Code.
- B. A person convicted of a violation shall be punished by a fine as provided in the Building Code and in accordance with state law.
- C. The City may pursue civil remedies available under the law for a violation.

ARTICLE IV. REPEALER AND SEVERABILITY

REPEALER: All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.


SEVERABILITY: Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

ARTICLE V. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

PASSED AND APPROVED this, the 9th day of January 2019, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Uhlend, Texas.

CITY OF UHLAND, TEXAS:


Vicki Hunter
Vicki Hunter, Mayor Pro-Tem

Attest:
Karen Gallaher
Karen Gallaher, City Administrator

City of Umland
Amendments to Building Code
Shipping Containers

City of Uhland

Amendments to Building Code

Intermodal Shipping Containers

INTERMODAL SHIPPING CONTAINER. A six-sided steel framed unit designed as a general cargo container used for the transport of goods and materials.

GENERAL- The provisions of Attachment A, and the 2006 International Residential Code for One and Two Family Dwellings, shall apply to intermodal shipping containers that are repurposed for use as one- and two-family dwellings and townhouses not more than two stories above grade plane.

Container shall be general purpose container conforming to ISO 1496-1 and ISO 6346 issued by the International Organization for Standardization.

Intermodal Shipping Container Information. Intermodal shipping containers shall bare the markings required by ISO 6346 and a data plate containing the information required by this section as verified by an approved agency. The data plate shall be affixed to the exterior side of an intermodal shipping container door for use in verifying the intermodal shipping

Intermodal shipping containers shall bare the markings required by ISO 6346 and a data plate containing the information required by this section as verified by an approved agency. The data plate shall be affixed to the exterior side of an intermodal shipping container door for use in verifying the intermodal shipping container information. When approved by the building official, the markings and data plate are permitted to be removed from the intermodal shipping containers before they are repurposed for use as buildings or structures or as components of buildings or structures.

1. Manufacturer's name, number, address, and country of origin
2. Safety approval number
3. Intermodal shipping container type number
4. Date of Manufacture
5. Maximum gross weight
6. Allow stack weight
7. Racking test load value
8. Maintenance examination date(s)

Intermodal Shipping containers used for residential purposes are subject to all the following conditions:

1. The intermodal shipping containers must be in good condition, free from excessive dents and other severe visual defects, undamaged and have no previous repairs.

2. The intermodal shipping containers shall not be stacked vertically.
3. The intermodal shipping containers top and bottom rails, corner castings, and columns or any portion thereof shall not be notched, cut or removed in manner.
4. The intermodal shipping containers shall be erected in a level and horizontal position.

Protection against decay and termites. Wood structural floors of intermodal shipping containers shall be protected from decay and termites .

Underfloor ventilation. The space between the underside of the intermodal shipping container and the earth under the container in a crawlspace or cellar shall be ventilated in accordance with Section

Container shall be general purpose container conforming to ISO 1496-1 and ISO 6346 issued by the International Organization for Standardization.

Container shall be undamaged and have no previous repairs.

Container type shall be standard dry cargo container, used for the one-way transportation of dry goods only. Container shall not have been used for transporting hazardous materials. Container shall not have been painted with paint containing lead.

Copies of original design/fabrication drawings of the selected cargo container shall be included as a part of the modular building construction documents. These drawings shall be identified as "For Reference Only".

The Container shall be anchored to a permanent foundation that has been designed by a professional engineer. The foundation design must take into all physical design aspects of the container. These must be listed on the foundation drawing. Any alterations to the container must be approved and designed by a licensed professional engineer.

All work done to Containers must be completed by licensed professionals, registered with the State of Texas and the City of Umland. This includes installation of electrical, plumbing, mechanical, and foundation systems, as well as any alterations made to the Container.

The Container, and installation thereof, must be inspected by the building official. The building official shall issue a Certificate of Occupancy once all criteria in Appedix A are met.