



## NOTICE OF THE CITY COUNCIL - SPECIAL MEETING

The City Council for the City of Simonton, Texas, will hold its City Council - Special Meeting on February 4, 2025 at 6:30 PM at the Fort Bend County Emergency Services District #4 (ESD#4)/ Fulshear-Simonton Fire Department at 33301 FM 1093, Fulshear, TX 77441, for the purpose of considering the following:

1. Call to Order

2. Invocation and Pledge

3. Public Comments

*In accordance with Texas Open Meetings Act and Texas Government Code 551.007, the City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign in prior to the meeting and is limited to 3 minutes.*

In accordance with the City Council's Adopted Resolution 2023-01, Conduct of Meeting for Council and Public Comments, all attendees are respectfully reminded of the City Council's commitment to decorum and mutual respect.

4. Consider and take action on the Consent Agenda

*Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. The exception to this rule occurs when a Council Member requests one or more items removed from the Consent Agenda for separate discussion and action.*

a. Draft City Council Meeting Minutes of January 28, 2025 Regular Meeting.

5. New Business

- a. Consider and take action regarding Resolution No. 2025-01: A Resolution of the City Council of the City of Simonton, Texas, Adopting the Amended Rules and Procedures Related to City Council Deliberations and Public Comment During City Council Meetings.
- b. Consider and take action regarding City Hall Project Revision.
- c. Consider and take action to update building code ordinances.

6. Adjourn to Executive Session

*Section 551.071 - Consultation with Legal Counsel*

7. Reconvene to Open Session

8. Consider and take action resulting from Executive Session.

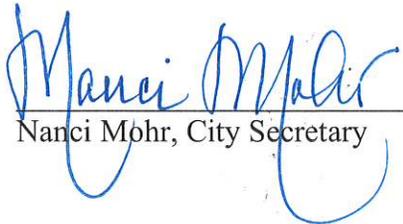
9. Reports

- a. Mayor
- b. City Council
- c. City Attorney
- d. City Staff

10. Schedule Next City Council Meeting: February 18, 2025.

11. Adjournment

I, the undersigned, City Secretary of the City of Simonton, do hereby certify that on January 31, 2025 I posted a true and correct copy of the above and following notice of the Special Meeting of the City of Simonton Council to be held on February 4, 2025 at 6:30 PM at the Fort Bend County Emergency Services District #4 (ESD#4)/ Fulshear-Simonton Fire Department at 33301 FM 1093, Fulshear, TX 77441, which posting was done not less than seventy-two (72) hours prior to the date fixed for said meeting.

  
\_\_\_\_\_  
Nanci Mohr, City Secretary



The City Council may hold an Open or Closed meeting by telephone conference call if an emergency or public necessity exists within the meaning of Section 551.045 of the Open Meetings Act, and the convening at one location of a quorum of the City Council is difficult or impossible.

The City Council may convene into executive session on any matter related to any of the above agenda items for a purpose, such a closed session is allowed under Chapter 551, Texas Government Code.

*Reasonable accommodation for persons with disabilities attending this meeting will be available. Persons with disabilities in need of special assistance at the meeting should please contact the City Secretary at 281-533-9809. Agendas are posted on the City Website at <http://simontontexas.gov>.*

**Minutes**

City Council – Regular City Council Meeting

CITY OF SIMONTON

January 28, 2025

This is a true and correct copy of the Minutes of the City Council – Regular Meeting of the Simonton City Council held on January 28, 2025 at 6:30 p.m.

**1. Call to Order at 6:30 p.m.**

A quorum was present with the following City Council Members in attendance:  
Kelli Carlson, Courtney Cox, Laurie Boudreaux, Faith Haley, Justin Boudreau and Burns Turner

**City Staff present:**

City Secretary Nanci Mohr  
City Finance Julie Watts

**Public Present:**

Dan McJunkin, Louise Plowman, Barbara Minton and Angela King.

**2. Invocation and Pledge**

Mayor Boudreaux gave the invocation.  
Mayor Boudreaux led the assembly in the Pledge of Allegiance.

**3. Public Comments**

None.

**4. Consider and take action on the Consent Agenda**

*Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. The exception to this rule occurs when a Council Member requests one or more items removed from the Consent Agenda for separate discussion and action.*

- a. Draft City Council Meeting Minutes of December 17, 2024 Regular Meeting.

Motion by Council Member Justin Boudreaux to approve December 17, 2024 Meeting Minutes. Motion seconded by Council Member Burns Turner.

Ayes: Five

Noes: None

Present and not voting except in the event of a tie: Mayor Boudreaux.

Motion passed unanimously.

**5. New Business**

- a. Consider and take action on Lamar Consolidated ISD's (Campus Eight West) submittal of plans for infrastructure improvements.

Motion by Council Member Burns Turner to approve plan submittal. Motion seconded by Council Member Justin Boudreau.

Ayes: Five  
Noes: None  
Abstain: None  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed unanimously.

- b. Consider and take action regarding City Hall Project.

Mayor Boudreaux provided an update on the City Hall Project, including the delays related to ADA compliance issues, and engineering and architectural oversights.

- c. Consider and take action to adopt the recording of City Council Meeting Minutes as prescribed by the Texas Open Meetings Act and Robert's Rules of Order.

Mayor Boudreaux suggested that paring down the meeting minutes to the Texas Open Meetings Act specifications would be less laborious for the City Secretary. City Council provided consensus. A City Policy to reflect same to be presented to Council in the near future.

- d. Payment Report – September 2024.

City Finance Julie Watts provided an explanation of the report. Motion by Council Member Kelli Carlson to approve September 2024 Payment Report. Motion seconded by Council Member Justin Boudreau.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes: None  
Abstain: Two (Cox and Haley)  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

- e. Payment Report – October 2024.

Motion by Council Member Justin Boudreau to approve October 2024 Payment Report. Motion seconded by Council Member Burns Turner.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes: None

Abstain: Two (Cox and Haley)  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

f. Payment Report – November 2024.

Motion by Council Member Kelli Carlson to approve November 2024 Payment Report.  
Motion seconded by Council Member Justin Boudreau.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes: None  
Abstain: Two (Cox and Haley)  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

g. Council Report – September 2024.

City Finance Julie Watts provided an explanation of the report. Motion by Council Member Justin Boudreau to approve September 2024 Council Report. Motion seconded by Council Member Burns Turner.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes: One (Cox)  
Abstain: One (Haley)  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

h. Council Report – October 2024.

Motion by Council Member Kelli Carlson to approve October 2024 Council Report.  
Motion seconded by Council Member Justin Boudreau.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes: One (Cox)  
Abstain: One (Haley)  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

i. Council Report – November 2024.

City Finance Julie Watts provided an explanation of the report. Motion by Council Member Justin Boudreau to approve November 2024 Council Report (Payment Listing).  
Motion seconded by Council Member Burns Turner.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes:

Abstain: Two (Cox and Haley)  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

j. Fiscal Year-End 2024 Report.

Motion by Council Member Justin Boudreau to approve Fiscal Year 2024 Revenue and Expense Report. Motion seconded by Council Member Kelli Carlson.

Ayes: Three (Carlson, Boudreau, Turner)  
Noes: Two (Cox and Haley)  
Abstain:  
Present and not voting except in the event of a tie: Mayor Boudreaux.  
Motion passed.

Revenue and Expense Reports for October 2024 and November 2024 were provided for informational purposes only and will be formally presented to Council for vote at a future meeting.

**6. Adjourn to Executive Session**

*Section 551.071 - Consultation with Legal Counsel*  
Council did not adjourn the meeting

**7. Reconvene to Open Session - Council did not reconvene**

**8. Consider and take action resulting from Executive Session – None.**

**9. Reports**

*a. Mayor*

*i. Lot buy-out update*

Fort Bend County has not completed demolition and is not prepared to move forward at this time.

*ii. Mayor-Council Dinner*

Scheduled for March 27, 2025 at Anthonie's Market Grill.

The Mayor stated that Anthonie Decker has applied as the first applicant for the City's 2025 Election.

*b. City Council*

*i. Highway 36A Coalition Luncheon – update*

Council Member Courtney Cox, Faith Haley and Justin Boudreau attended the luncheon and provided an update.

*c. EDC A Board and EDC B Board Updates*

None.

*d. Keep Simonton Beautiful Updates*

Council Member Kelli Carlson stated that Trash-Off is scheduled for March 29,

2025 and Spring Round-Up is scheduled for April 26, 2025. She stated that there are two vacancies that remain open on the KSB Board. The deadline to apply is February 16, 2025.

- e. *City Attorney* – not present.
- f. *City Staff* – None.

**10. Next City Council Meeting date is tentatively scheduled for February 4, 2025. The next confirmed Council Meeting is scheduled for February 18, 2025.**

**11. Adjournment**

Mayor Boudreaux adjourned the City Council Meeting at 7:26 p.m. without objection.

**Respectfully submitted,**

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Mayor Laurie Boudreaux

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Nanci Mohr, City Secretary



**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS, ADOPTING THE AMENDED RULES AND PROCEDURES RELATED TO CITY COUNCIL DELIBERATIONS AND PUBLIC COMMENT DURING CITY COUNCIL MEETINGS.**

\* \* \* \* \*

**WHEREAS**, Pursuant to Chapter 22 of the Texas Local Government Code and Chapter 551 of the Texas Government Code, the City Council (the “Council”) of the City of Simonton (the “City”) may adopt rules related to the procedures by which the Council may conduct its meetings and rules guiding the interaction of the public during meetings of the Council (the “Rules”); and

**WHEREAS**, the Council has reviewed the Rules attached to this Resolution as Exhibit “A”, and finds that the Rules are reasonable and serve the public purpose of allowing the Council to conduct its business in an efficient manner during its meetings; and **NOW THEREFORE**:

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS:**

**SECTION 1. THAT** the recitals to this Resolution are true and correct and are incorporated herein for all purposes.

**SECTION 2. THAT** the Rules, attached to and made a part of this Resolution as Exhibit “A”, are hereby adopted and made effective immediately upon passage by the Council.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of February 2025.

FOR THE CITY:

Respectfully submitted,

\_\_\_\_\_  
Mayor Laurie Boudreaux



\_\_\_\_\_  
Nanci Mohr, City Secretary

EXHIBIT A

AMENDED City of Simonton Council Rules:  
Council Deliberations & Public Comment During City Meetings

**AMENDED CITY OF SIMONTON CITY COUNCIL RULES AND PROCEDURES**  
**CITY COUNCIL DELIBERATIONS & PUBLIC COMMENTS AT CITY MEETINGS**

These rules and procedures (the "Rules") are intended for the City Council (the "Council") of the City of Simonton (the "City"), the citizens of the City, and any attendees of any meeting of the Council. Texas Local Government Code Chapter 22 and Texas Government Code Chapter 551 (together the "Meetings Laws"), authorize the Mayor, Mayor Pro Tempore, or a Council Member to preside over a meeting of the Council. The Meetings Laws also authorize the Council to adopt reasonable rules regarding the public's right to address the Council at a meeting of the Council, including rules that limit the total amount of time that a member of the public may address the Council on a given item at a meeting of the Council. In order to provide the framework for the execution of the authorizations of the Meetings Laws, these Rules shall be in effect upon their adoption by the Council and until such time as they are amended or new rules adopted in the manner provided by these Rules.

1. Presiding Officer. The Mayor shall preside at all meetings of the Council and, except in elections, may vote only if there is a tie. At the first meeting of a new Council, or as soon as practicable thereafter, the Council shall elect one (1) Council member to serve as Mayor Pro Tempore for a term of one (1) year. If the Mayor fails, is unable, or refuses to act, the Mayor Pro Tempore shall perform the Mayor's duties as the presiding officer of any Council meeting. If the Mayor and the Mayor Pro Tempore are absent, any Council member may be appointed as the presiding officer for the Council meeting by a majority vote of the Council.
2. The presiding officer shall preside over any meeting of the Council and enforce these rules and procedures. The presiding officer shall make decisions on questions of procedure, subject to review by the Council as a whole. Following a decision of the presiding officer on a question of procedure, any two (2) Council members may appeal the decision to the Council as a whole by the making and seconding of an appeal.
3. Substitution for Mayor. In the case of a conflict or abstention, the Mayor may call the Mayor Pro Tempore, or in the Mayor Pro Tempore's absence, any other Council member to take the Mayor's place as the meeting chair. Such substitutions shall not continue beyond the item or items related to the conflict or abstention, and in no case shall extend beyond the adjournment of the meeting at issue.
4. Oral Presentations by City Staff. Matters requiring the Council's attention or action which may have developed since the deadline for delivery of the Council's agenda packets may, upon approval of the Council, and after satisfying the requirements of the Texas Open Meetings Act, be presented orally by the City Administrator, or designated staff.
5. Citizens and other visitors are welcomed to attend all meetings of the Council and will be admitted to the Council chambers or other room in which the Council is meeting up to the fire safety capacity of the room.
6. Everyone attending the meeting will refrain from private conversations while the

Council is in session.

7. Presentations by citizens must be confined to any City related issue. Extended discussion or debates will not be allowed. Generally, the Council will listen but will not usually comment on the issue. Citizens wishing to speak shall be allowed to speak, provided prior to the consideration of the item said person completes and delivers to the City Secretary an applicable form providing the citizen's name and address and the topic that the citizen will discuss. All applicable citizen comment or presentation forms shall be turned to the City Secretary prior the commencement of the Council meeting. Persons wishing to express their position on an agenda item but who do not wish to speak may complete an applicable form and indicate their support or opposition for a particular item or items on the agenda. The name and respective position of such person(s) shall be read into the record. Presentation by citizens shall be limited to a time period of not more than three (3) minutes for each speaker. Speakers will have a maximum of three (3) minutes to speak regardless of the number of items they wished to address. Any time spent by the Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject unless there is an exception supported by a majority of City Council. The presiding officer shall not be obligated to recognize a speaker for a second comment on a subject.
8. Following a request by a Council member, the presiding officer may request that the Council re-open a public hearing after a public hearing has been closed. Such public hearing may be re-opened only if it is listed on the agenda that is the subject of the meeting of the Council, and upon the approval of a majority vote of the Council to re-open such public hearing.
9. As a general rule, citizens may not participate in discussions of the Council except when recognized by the presiding officer and during citizen presentations, public hearings, and as otherwise provided for in these Rules.
10. Once public input is closed, the matter shall be returned to the Council for discussion, questions, deliberation, and action. Any Council member is entitled to ask questions of any person in attendance at the meeting.
11. When a measure is presented for consideration to the Council, the presiding officer shall recognize the appropriate staff or Council member to present the case, as needed.
12. A Council member desiring to speak shall address the presiding officer and, upon recognition by the presiding officer, shall confine discussion to the agenda item under discussion. When two (2) or more Councilmembers wish to speak, the presiding officer shall name the Council member who is to speak first. No member of the Council shall interrupt another while speaking unless the speaker chooses to yield to questions from another Council member. As a point of courtesy, no Council member should leave the remainder of an incomplete Council meeting while in session with the intent of not returning without advising the presiding officer.
13. The Council is committed to conducting its business in a courteous, reasonable, and

respectful manner. In that spirit, the Council acknowledges that each Council member shall be entitled to speak and ask questions on any item and that in doing so, each Council member shall be mindful and respectful of each other's time and perspective. The presiding officer shall not be obligated to recognize any Council member for a second comment on the subject or amendment until every Council member wishing to speak has been allowed a first comment.

A complaint that a Council member's questions or comments have become excessive, redundant, repetitive, or otherwise may be made as a point of order as provided by the presiding officer.

14. Questions from speakers to the Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Council member's questions to speakers should be to specific individuals and the presiding officer should explain to those individuals beforehand that they may come to the podium and answer if they choose to; but they cannot offer additional unsolicited input or engage in question-and-answer sessions with Council members.
15. No Council member shall be permitted to indulge in profanity or use language personally offensive, impugn the motives of Council members, charge deliberate misrepresentation, or use language tending to hold a member of the Council, the public, or City staff up for contempt.
16. Citizens shall observe the same rules of propriety, decorum, and good conduct as the Council. The presiding officer shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in profanities or use language tending to hold the Council, the public, or City staff up for contempt.
17. A speaker shall not present an argument on a matter previously considered by the Council at the same session.
18. No person shall make personal, impertinent, or slanderous remarks. Any person who becomes boisterous while addressing the Council or while attending the Council meeting shall be removed from the room if the security officer is so directed by the presiding officer, and such person shall be barred from further audience before the Council during that session of the Council.
19. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the presiding officer.
20. No signs, posters, or placards will be allowed at Council meetings. Any such signage shall be removed by the security officer.
21. The presiding officer shall exercise control over persons who disrupt the meeting, violate these Rules, or disregard the presiding officer in the following ascending order of action:
  - a. Call the person to order, advising that person of the infraction.
  - b. Advise the person that the infraction must cease immediately or the person will

be ordered to leave the meeting.

- c. Order the person to leave the meeting. If the offending person is a member of the Council, the presiding officer shall call for a vote on the expulsion of that Council member from the meeting, and such vote requires a majority for adoption.
22. Citizens or other visitors attending Council meetings shall not bring food or drink into the city council chamber or into any other room in which the Council is meeting.
  23. A police officer may remove an individual or individuals for disrupting a meeting as authorized by Texas Penal Code Section 42.05. When the presiding officer fails to maintain order and decorum, the Council may compel the presiding officer to enforce this provision following a majority vote of the Council.
  24. Pursuant to *Robert's Rules of Order*, the minutes are a record of what was done at the meeting, not what was said. The meeting minutes shall include:
    - a. Name and kind of meeting (i.e., regular board meeting, an annual meeting, a meeting of the housing committee or a special meeting);
    - b. Date, place, and time that the meeting began and ended;
    - c. Names of the chair and secretary or their substitute, names of voting members attending and whether a quorum was present. A sign-in sheet shall be attached to the minutes;
    - d. Names of guests and their subject matter;
    - e. Whether minutes from the previous meeting were approved or corrected; Motions made, including the exact wording of the motion, who made the motion and the result of the vote;
    - f. A record of a roll-call vote, if required by statute;
    - g. The name of the report, the name of the member presenting it, and any action taken on the report. If the report was in writing it shall be attached or noted where it may be found. An oral report may be summarized briefly;
    - h. Other actions, assignments and deadlines, resolutions, and recommendations will be briefly recorded; and
    - i. The Secretary's signature once the minutes have been approved.
  25. Any provision of these rules not governed by City or State law may be temporarily suspended by a two-thirds (2/3) vote of the Council members present. The vote on any suspension shall be taken verbally via "Aye and "No" votes and entered into the minutes of the meeting.

**From:** Josh Mayfield <josh.mayfield@hlavinka.com>  
**Sent:** Wednesday, January 22, 2025 12:40 PM  
**To:** Simonton Mayor <mayor@simontontexas.gov>; Shanna O' Hara <sohara@lja.com>;  
Craig Kalkomey <ckalkomey@lja.com>  
**Subject:** RE: Simonton City Hall - Restroom Renovation Changes

### **Restroom / Hallway Extension**

Demo: \$500

Plumbing/Toilet Acc: \$6700

Repour Concrete Work (will have to eat delivery on a nearly empty truck or hand mix over 25 bags) : \$2999

Framing/Insulation/Drywall: \$4430

Electrical (move existing wiring, move wiring we just installed, remove light fixtures, vent fan, reinstall, add new light to bathroom and plug/light in hallway) : \$1700

Vent removal / Installation: \$350

Install Door and Trim (all trim): \$573

Paint entire bathroom/new portion of hall way extension: \$1,000

Flooring Demo and install / Float needed after chipping slab/ float where new slab meets old: \$2457

Clean/Floor Protection: \$390

FRP: \$1,000

Potty & dumpster: \$360

Overhead: \$2,500

**Total: \$24,959.00**

#### **Current Quote Under Review**

A SECOND PLUMBING QUOTE IS IN PROCESS WITH GOAL TO SIGNIFICANTLY REDUCE THE PLUMBING AND ELIMINATE CONCRETE WORK NECESSITY.

MAYOR BOUDREAUX



LO Architecture

1911 Westheimer Rd Ste. 200  
Houston, TX 77078

(346) 708-7733

info@loarchitecture.com  
www.LOarchitecture.com

PROJECT

## SIMONTON EXPANSION

SIMONTON CITY HALL

35011 FM 1093  
SIMONTON, TX 77476

SEAL



01.07.25

ISSUE DATE

NO.	DATE	DESCRIPTION
1	11.30.23	ISSUED FOR REVIEW
2	01.23.24	ISSUED FOR 50% REVIEW
3	02.02.24	REVISED PER TENANT COMMENTS
4	11.26.24	REVISED PER CITY COMMENTS
5	01.07.25	REVISED PER CITY COMMENTS

SET

CONSTRUCTION DOCUMENTS

PROJECT NO. 23.1108

DESIGNER: C.K. PM: B.J.

SHEET

**OVERALL FLOORPLAN AND NOTES**

**A2.01**

pg. 6

**WALL LEGEND**

	EXISTING WALL
	NEW WALL
	NEW INSULATED WALL
	NEW 3-8" HIGH WALL

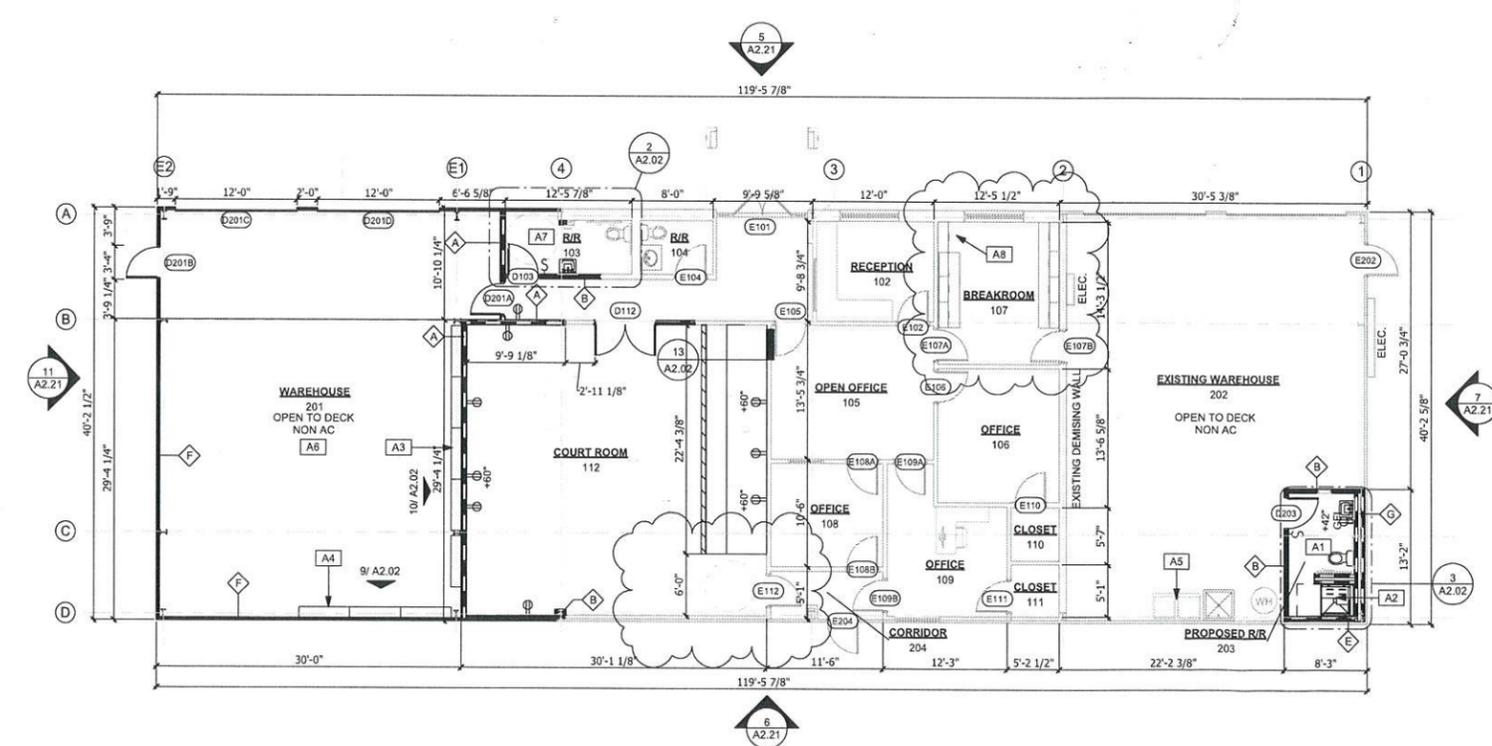
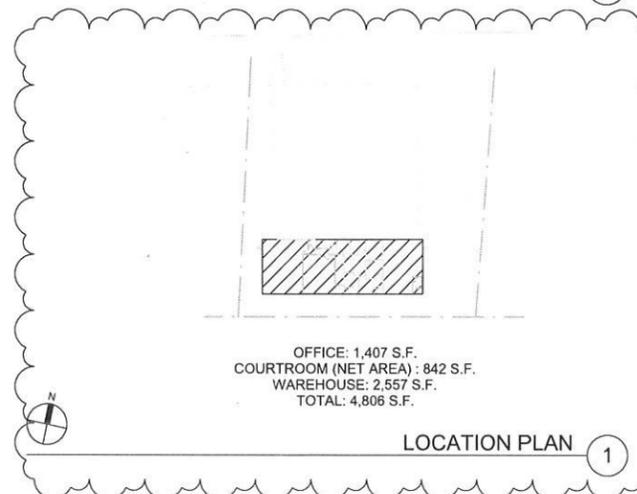
WALL LEGEND 3

**KEYNOTES**

#	NOTE
A1	BUILD NEW RESTROOM AS INDICATED - MUST COMPLY WITH ALL T&S STANDARDS
A2	PROVIDE 3'-0" WIDE x 3'-0" LONG PREFAB ADA SHOWER WITH BENCH WHERE NOTED - MUST COMPLY WITH ALL T&S STANDARDS
A3	PROVIDE (5) NEXEL CHROME WALL MOUNT WIRE SHELVING 60"W x 14"D x 63"H
A4	PROVIDE (3) NEXEL CHROME WALL MOUNT WIRE SHELVING 60"W x 14"D x 63"H
A5	PROVIDE PLUMBING AND EXHAUST FOR TENANT PROVIDED WASHER AND DRYER - RE: MEP DWGS.
A6	PROVIDE R-30 VINYL-BACKED INSULATION AT DECK AND IN SIDE WALL
A7	REWORK EXISTING RESTROOMS APPROPRIATELY - MUST COMPLY WITH ALL T&S STANDARDS
A8	PROVIDE WATER BOTTLE COOLER IN LIEU OF DRINKING FOUNTAIN, WHERE NOTED

**PRE-ENGINEERED METAL BUILDING NOTES**  
CONTRACTOR TO PROVIDE PEMB DESIGN BUILD. ALL EXTERIOR MATERIAL TO MATCH EXISTING BUILDING.

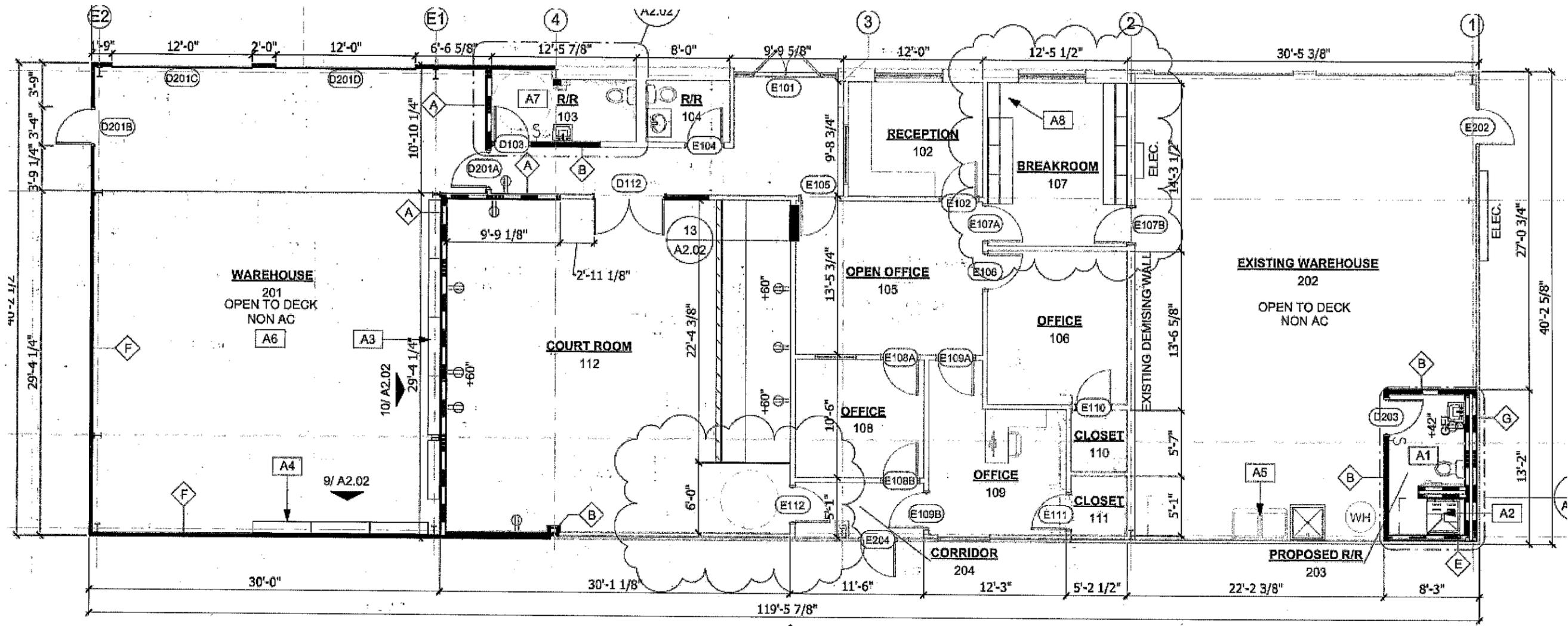
KEYNOTES AND NOTES 2



OVERALL FLOOR PLAN 5  
1/8" = 1'-0"

LOCATION PLAN 1





City of Simonton  
Ch8, 8-19 International Codes Adopted

<b>Current</b>	<b>Minimum Standard</b>	<b>Bureau Veritas Recommendation</b>
2018 International Building Code	2015	2021
2009 International Fuel Gas Code	2018	2021
2009 International Mechanical Code	2018	2021
2009 International Plumbing Code	2018	2021
2009 International Property Maintenance Code	2015	2021
2009 International Residential Code (IRC)	2015	2021
2009 International Energy Conservation Code (IECC)	2018	2021
2011 National Electrical Code	2020	2023

**Bureau Veritas Comments**

Staying within 5-6 years of adopted code cycles improves a municipality's ICO rating for  
The 2018 IECC and the IRC is MANDATED by SECO as the minimum code to follow.  
The 2015 is the minimum IRC code adopted by the State.

**§ 8-19. International codes adopted.**

The following codes are hereby adopted by reference with described changes and substitutions as described below:

- (1) 2018 International Building Code.
- (2) 2009 International Fuel Gas Code.
- (3) 2009 International Mechanical Code.
- (4) 2009 International Plumbing Code.
- (5) 2009 International Property Maintenance Code.
- (6) 2009 International Residential Code.
- (7) 2009 International Energy Conservation Code.
- (8) 2011 National Electrical Code.  
(Ordinance 2015-17, sec. 1-1, adopted 9/15/2015; Ordinance 2019-10, sec. 1-1, adopted 11/12/2019)

City of Simonton  
Ch8, 8-19 International Codes Adopted

Current	Minimum Standard	Bureau Veritas Recommendation	Change
2018 International Building Code	2015	2021	
2009 International Fuel Gas Code	2018	2021	
2009 International Mechanical Code	2018	2021	YES
2009 International Plumbing Code	2018	2021	Yes?
2009 International Property Maintenance Code	2015	2021	
2009 International Residential Code (IRC)	2015	2021	Yes
2009 International Energy Conservation Code (IECC)	2018	2021	YES
2011 National Electrical Code	2020	2023	YES

**Bureau Veritas Comments**

Staying within 5-6 years of adopted code cycles improves a municipality's ICO rating for The 2018 IECC and the IRC is MANDATED by SECO as the minimum code to follow. The 2015 is the minimum IRC code adopted by the State.

**Section 214.216** of the Local Government Code adopts the **International Code Council's** International Building Code as it existed on May 1, 2012, as the municipal commercial building code for the state.

As of June 2021, the 2018 edition of the **Uniform Plumbing Code** and the 2018 edition of the **International Code Council's** International Plumbing Code have been adopted by the State Board's **Rule 367.2**.

**Section 214.212** of the Local Government Code adopts the **International Code Council's** International Residential Code as it existed on May 1, 2012, as the municipal residential code for the state.

Local Government Code  
Chapter 214. Municipal Regulation of Housing and Other Structures  
Sec. 214.214. National Electrical Code

**Section 214.214** adopts the **National Electrical Code** as it existed on May 1, 2001, as the municipal electrical code in Texas. This law also allows a municipality to adopt amendments to the National Electrical Code. For the correct version of the code for your municipality, please contact your local

OCCUPATIONS CODE  
CHAPTER 1305. ELECTRICIANS  
SEC. 1305.101. GENERAL POWERS AND DUTIES

**Section 1305.101** requires the Texas Department of Licensing and Regulation to adopt a revised version of the **National Electrical Code** every three years as the electrical code for Texas. As of November 2020, the **2020 National Electrical Code** has been adopted by **Rule 73.100** of Title 16 of the Texas Administrative Code.

City of Simonton... > 2022-08-16 > Code of Ordinances > Chapter 8 Buildings and Building Regula... > ARTICLE II TECHNICAL CO... > § 8-19 International codes adopted

Ch 8 Adopting Ordinance  
Code of Ordinances  
Ch 1 General Provisions  
Ch 2 Administration  
Ch 4 Alcoholic Beverages  
Ch 6 Animals  
Ch 8 Buildings and Building Regulations  
Ch 8 Art II TECHNICAL CODES  
§ 8-19 International codes adopted.

§ 8-20 Administration of codes.  
§ 8-21 Required construction permit; certificate of occupancy.  
§ 8-22 Child's play structures; requirements.  
§ 8-23 Building code.  
§ 8-24 Foundations.  
§ 8-25 Framing/structure.  
§ 8-26 Fielding structure.

§ 8-19 International codes adopted.  
The following codes are hereby adopted by reference with described changes and substitutions as described below:

- (1) 2018 International Building Code.
- (2) 2009 International Fuel Gas Code.
- (3) 2009 International Mechanical Code.
- (4) 2009 International Plumbing Code.
- (5) 2009 International Property Maintenance Code.
- (6) 2009 International Residential Code.
- (7) 2009 International Energy Conservation Code.
- (8) 2011 National Electrical Code.

(Ordinance 2015-17, sec. 1-1, adopted 9/15/2015; Ordinance 2019-10, sec. 1-1, adopted 11/12/2019)

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# TEXAS

USA

STATE INFORMATION AND RESOURCES



State Abbreviation

TX

Building codes are listed in Texas state statute; however, building code adoption in Texas takes place at the local level. To obtain more detailed information on local building code adoption and amendments, please contact local jurisdictions directly



2015 International Fuel Gas Code®



2012 International Building Code®



2012 International Residential Code®



2003 International Building Code®  
*Commercial - Building Code*



2000 International Residential Code®  
*Residential - Residential Code*



## SIGNIFICANT CHANGES 2009-2012 INTERNATIONAL BUILDING CODE

- **Chapter 2 Definitions:** Now all definitions are located in Chapter 2, where in the past they were spread out in different chapters of the code.
- **Chapter 3, Section 310.6 Residential Group R-4:** The allowance for constructing Group R-4, supervised residential facilities under the International Residential Code has been eliminated. Group R-4 occupancies shall meet the requirements for construction as define for Group R-3, 2012 International Building Code.
- **Chapter 5, Section 505.2.2 Means of Egress:** Mezzanine egress is now required per Chapter 10 with no special provision.
- **Chapter 7, Section 703.7 Marking and Identification:** Fire walls, fire barriers, fire partitions, and smoke partitions must be marked and identified. The partitions shall be marked every 30 feet or less and no more than 15 feet from the end of each wall. Letter height shall be 3 inches and 3/8 inch wide.
- **Chapter 9, Section 903.2.4 Group F-1, 903.2.7 Group M, 903.2.9 Group S-1:** SECTION 903 AUTOMATIC SPRINKLER SYSTEMS. The revisions to these sections establish new sprinkler requirement thresholds for the storage or display and sales of upholstered furniture or mattresses in the following occupancies:
  - a. 903.2.4 FACTORY INDUSTRIAL F-1 MODERATE–HAZARD OCCUPANCY. New sub-paragraph 4 – A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.
  - b. 903.2.7 MERCANTILE GROUP M. New sub-paragraph 4 – A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.
  - c. 903.2.9 MODERATE STORAGE GROUP S-1. New sub-paragraph 5 – A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.
- **Chapter 10, Section 1011.2 Floor Level Exit Signs in Group R-1:** Additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies. Bottom of the sign shall not be less than 10 inches and no more 12 inches above the floor.
- **Chapter 10 Corridors, Section 1018.2 Width:** Table 1018.2 Minimum Corridor Width, a new table has been added to the 2012 code, the minimum width for the 2009 IBC, was in the text of the code.
- **Chapter 15, Section 1507.2.8 Underlayment Application, Section 1507.2.8.1 High Wind Attachment:** New requirements for installation of roof covering underlayment has been added for high-wind areas where the nominal design wind speed is equal or greater than 120mph.

- **Chapter 16 Structural Design:** This chapter has been extensively revised for wind design.
  - **Section 1604.5 Risk Category:** The Occupancy Category has been changed to Risk Category.
  - **Section 1609 Wind Loads:** Three new maps are provided now based on the Risk Category.
  - **Section 1609.3 Basic Wind Speed:** New maps are listed as the Ultimate Design Wind Speed.



# ICC eNews

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## CODE UPDATE

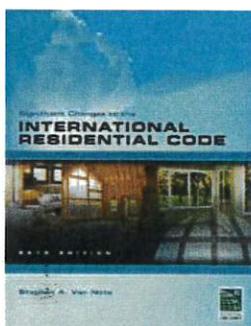
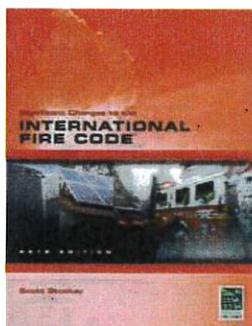
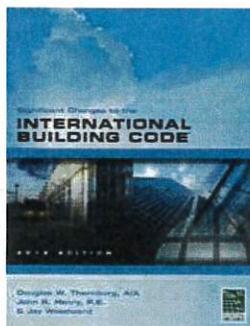
### Significant Code Changes to the 2012 International Residential Code

(The information below is excerpted from the *Significant Changes to the 2012 International Codes* series.)

With some exceptions, Section R501.3 Fire Protection of Floors of the IRC now requires 1/2-inch gypsum board or equivalent material to be applied to the underside of floor assemblies in buildings regulated by the *International Residential Code* (IRC).

[Click to continue reading more on this update to the 2012 IRC.](#)

The *Significant Changes to the 2012 International Codes* series has been developed by the International Code Council and published by Cengage Learning to assist code officials, architects, engineers and other construction professionals transitioning from the 2009 to the 2012 editions of the *International Codes*. The series offers a comprehensive yet practical analysis of hundreds of the most critical changes from a very active code development cycle. Each color publication contains: revised code text; a summary of each change listed; in-depth change analysis; and a detailed photo, illustration or table for each change to deepen understanding. Coverage reflects provisions with special significance, including new and innovative design ideas and technologies, modern materials and methods of construction, and current approaches to safety and stability. **Authored by ICC code experts, these useful tools are "must-have" guides to the many important changes in the 2012 International Codes.**



## CODE BASICS

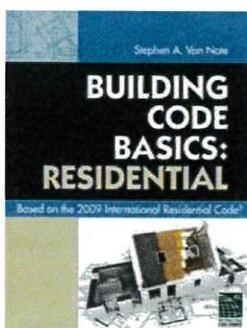
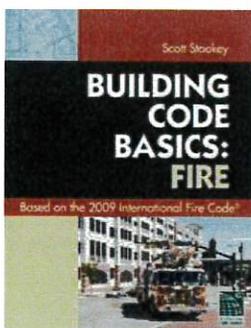
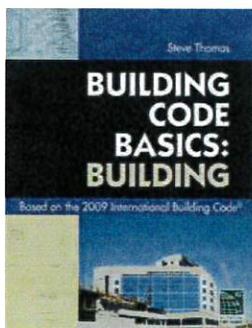
### Building, Based on the 2009 International Building Code

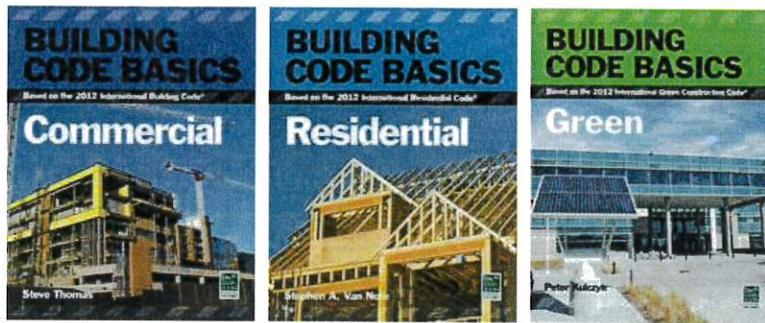
(The information below is excerpted from the *2009 Building Code Basics* series.)

Accessory occupancies are those uses that are subsidiary to the main occupancy in a building. An accessory use must be given an occupancy classification and not exceed a floor area of 10 percent of the total floor area on a story.

[Click to continue reading more](#) on this excerpt from the *Building Code Basics: Building, Based on the 2009 International Building Code* (IBC).

The *Building Code Basics* series based on the 2009 *International Building, Residential and Fire Codes* and 2012 *Building, Residential and Green Construction Codes* explains requirements using non-code language to help you understand the material or explain it to others. Technically accurate and easy to understand, these are the perfect resources for builders, owners, students, plan reviewers, inspectors and permit technicians. Each book contains: 150-plus color diagrams and photos that help readers visualize correct code application; numerous real-world examples; content that pulls together related information from various code sections into one convenient location; and a glossary of code and construction terms to clarify key terminology as it applies to the code.





## CODE Q&A

### 2009 International Residential Code — Building and Energy Provisions

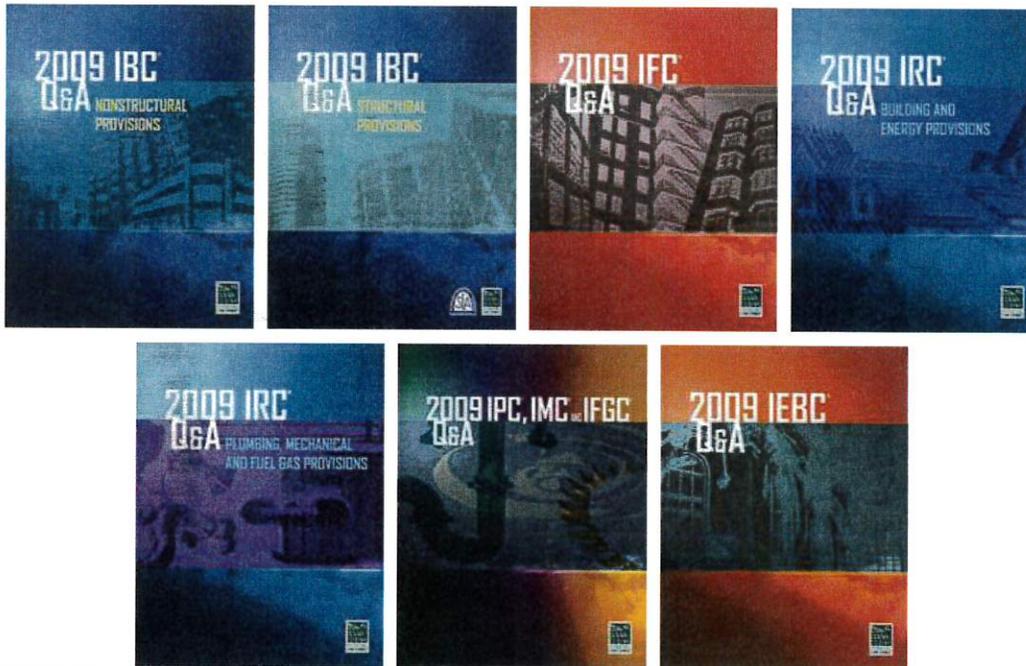
(The information below is excerpted from the 2009 International Codes Q&A series.)

A question regarding spray-applied foam insulation applied to the bottom side of roof sheathing rather than the attic floor is raised and discussed:

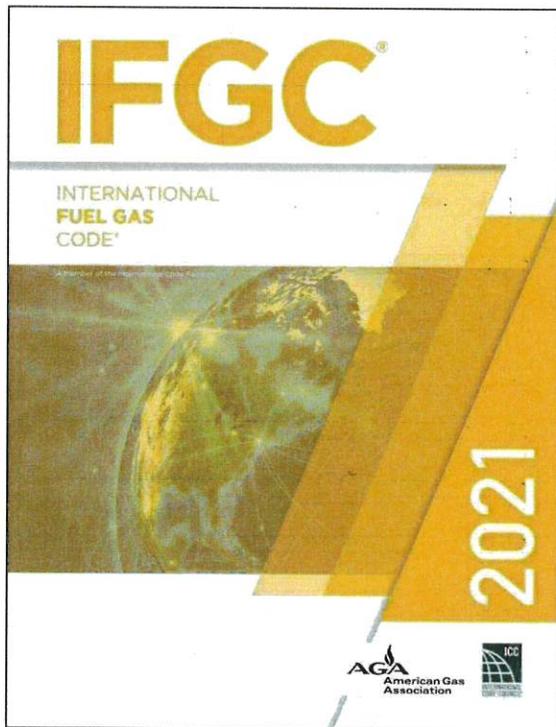
**Q:** A contractor in our area has requested our approval to use spray-applied foam insulation on the bottom side of the roof rafters in the attic instead of applying the insulation to the attic floor, to meet the roof/ceiling insulation requirements of the *International Residential Code (IRC)*. This attic space contains flexible ductwork that supplies habitable rooms below the attic floor (or ceiling of the habitable rooms below). Does this installation meet the requirements noted in Section R316.4 for a thermal barrier if 1/2-inch-thick drywall is attached to the bottom of the ceiling below instead of it being attached to the bottom of the insulated roof rafters? The foam insulation in the rafters will be exposed to the open attic area.

[Click to get an answer to this code question and to continue reading more](#) on this excerpt from the 2009 *IRC Q&A — Building and Energy Provisions*.

Get expert answers to hundreds of the most frequently asked real-world questions. The 2009 Q&A series will assist engineers, architects, inspectors, fire and building officials, and plans examiners with finding answers to common code questions that arise during design, plan review, construction and daily code enforcement. Features: many new questions and answers; detailed photos, tables and illustrations that provide a clear understanding of both the intent and meaning of the code text; the relevant code section printed before the question and answer for easy reference; and discussion on a wide variety of topics including: accessibility, fire resistive construction, means of egress, building planning, foundations, fire protection systems, hazardous materials, plumbing and mechanical systems, prescriptive compliance method, determination of substantial damage, and much more.



# 2021 INTERNATIONAL FUEL GAS CODE SIGNIFICANT CHANGES



The City of McKinney is planning to change from the 2018 to the 2021 Edition of the International Fuel Gas Code (IFGC) January 1, 2023. The following are significant changes to the IFGC and its proposed amendments. The full text of the code is available through [ICC](#), and the proposed amendments are available through the North Central Texas Council of Governments ([NCTCOG](#)).

- **202 – Definition: Point of delivery**
  - **Modification:** For natural gas systems, the point of delivery is the outlet of the service meter assembly or the outlet of the service regulator or service shutoff valve where a meter is not provided. Where a system shutoff valve is provided after the outlet of the service meter assembly, such valve shall be considered to be downstream of the point of delivery.
  
- **402.7 – Maximum operating pressure**
  - **Modification:** A new type of piping system joint is now allowed for gas piping inside buildings that operate at pressures greater than 5 PSI except where one or more of the following conditions are met: New exception allows for piping to be joined by fittings listed to ANSI LC4/CSA6.32 and installed in accordance with the manufacturer's instructions.
  
- **403.8 – Threaded joint sealing**
  - **Modification:** Threaded joints shall be made using a thread joint sealing material. Thread joint sealing materials shall be nonhardening and shall be resistant to the chemical constituents of the gases to be conducted through the piping. Thread joint



# 2021 INTERNATIONAL FUEL GAS CODE SIGNIFICANT CHANGES

sealing materials shall be compatible with the pipe and fitting materials on which the sealing materials are used.

- **404.5 – Fittings in concealed locations**
  - **Modification:** Fittings installed in concealed locations shall be limited to the following types:
    1. Threaded elbows, tees, couplings, plugs and caps (now allows for plugs and caps)
    2. Brazed fittings
    3. Welded fittings
    4. Fittings listed to ANSI LC-1/CSA or ANSI LC-4/CSA 6.32
  
- **503.10.7 – Connector junctions**
  - **Addition:** Where vent connectors are joined together, the connections shall be made with a tee or a wye fitting.

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State Abbreviation

Building codes are listed in Texas state statute; however, building code adoption in Texas takes place at the local level. To obtain more detailed information on local building code adoption and amendments, please contact local jurisdictions directly

	2018 International Fuel Gas Code®		2018 International Mechanical Code®		2018 International Plumbing Code®
	2018 International Residential Code®		2018 International Swimming Pool and Spa Code®		2015 International Building Code®
	2015 International Energy Conservation Code® <i>Commercial - Energy Conservation Code</i>		2015 International Existing Building Code®		2015 International Fire Code®
	2015 International Green Construction Code (IGCC)		2015 International Property Maintenance Code®		2015 International Wildland Urban Interface Code®
	2015 International Zoning Code®				

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## 2021 International Building Code

### Overview of Changes

The scope of the International Building Code (IBC) applies to the construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, maintenance, and removal or demolition of buildings and structures. The IBC establishes the minimum requirements to safeguard the public health, safety and general welfare through structural strength, proper exits, and sanitation. The IBC is also designed to provide safety for firefighters and emergency responders from fire and other hazards associated with the building's environment.

The 2021 IBC continues to establish minimum regulations for building systems using prescriptive and performance-related provisions. The code changes in this cycle result in technical consistency with the other *International Codes*.

### New in the 2021 IBC Edition

- **404.5 Smoke control** in atriums. In the evaluation of whether a smoke control system is required for an atrium condition, vertical opening protection consisting of a combination of both the atrium and a shaft enclosure is now recognized.
- **406.2.4 Floor surfaces** in parking garages. The mandate for a sloping floor in the vehicle areas of parking garages has been reinstated in the IBC for those garages classified as Group S-2 occupancies.
- **407.6.1 Activation of automatic-closing doors.** In Group I-2 occupancies, the closing of automatic-closing doors on hold-open devices must now also occur upon activation of the fire alarm system or automatic sprinkler system.
- **411.5 Puzzle room exiting.** Puzzle rooms are now regulated in a manner consistent with traditional special amusement areas. Special means of egress requirements have been established for puzzle rooms.
- **414.2.3 Fire wall use for control areas.** The scoping limitations of a fire wall's use to create separate buildings have been expanded through a new allowance for the number of control areas permitted.
- **424 Play structures.** The interior finish materials of play structures are now regulated for flame spread purposes.
- **506.3.2 Allowable area frontage increase.** The methodology for establishing the permissible allowable area increase for frontage has been simplified by using a table.

## **2021 International Fuel Gas Code Overview of Changes**

The *2021 International Fuel Gas Code* (IFGC) consolidates all code changes from the fuel gas related installations into one convenient document. It is a compilation of fuel gas related text from the International Mechanical Code, the International Plumbing Code, and the National Fuel Gas Code. The code is designed to complement the family of International Codes, including the International Mechanical Code, the International Plumbing Code, the International Fire Code, and the International Building Code.

The IFGC regulates fuel gas distribution piping systems, gas-fired appliance installation and gas-fired appliance venting systems for structures other than one-and-two family dwellings. Fuel gas installations associated with one-and-two family dwellings are regulated by the International Residential Code.

### **New in the 2021 Edition:**

- **307.2 Fuel-burning appliances.** The termination of concealed condensate piping shall be marked to indicate whether the piping is connected to the primary drain or the secondary drain.
- **403.8.3 Threaded joint sealing.** the text was revised to require the use of thread joint sealants (aka, joint compounds, pipe dope, pipe tape). In the past, the code addressed pipe thread sealants but never required them to be used.
- **404.5 Fittings in concealed locations.** Plugs and caps have been added to the list of fittings approved for installation in concealed spaces.
- **618.6 Furnace plenums and air ducts.** New text clarifies the intent to prohibit pulling return air from the mechanical room.

## **2021 International Mechanical Code Overview of Changes**

The latest code change cycle resolved common interpretation problems and provided clarity of content to the 2021 *International Mechanical Code* (IMC). The code was also changed to reflect current design, construction and inspection methods. In order to keep the IMC up to date on new technology, requirements to assist designers, installers and inspectors as the demand for new energy sources increase.

The 2021 IMC is primarily intended to be a commercial code. Therefore, mechanical installations associated with one-and-two family dwellings are regulated by the *International Residential Code*.

### **New In the 2021 Edition:**

- **401.4 Intake opening location.** A new type of factory-built combination exhaust and intake air fitting is introduced that does not require separation between the two openings.
- **502.20 Manicure and pedicure stations.** The code now requires the continuous operation of nail salon exhaust systems during business hours.
- **504.4.1 Termination location.** New text was added to address the possibility of dryer exhaust air being reintroduced into a building interior.
- **506.3.7 Prevention of grease accumulation in grease ducts.** A new exception exempts factory-built grease ducts from the duct slope prescriptions of the code, relying instead on the slope requirements stated in the product listing and manufacturer's installation instructions.
- **602.2.1.8 Pipe and duct insulation within plenums.** This revision addresses the practice of using pipe insulation materials to protect piping that does not meet the required fire performance requirements.
- **1105.9 Means of egress.** Revised egress requirements for machinery rooms from the IBC were added to the IMC to prevent such requirements from being overlooked.

## 2021 International Plumbing Code Overview of Changes

The *2021 International Plumbing Code* (IPC) contains many changes that provide clarity of content and resolve common interpretation problems. The scope of the 2021 IPC continues to encompass the initial design of the plumbing system, the installation and construction of plumbing systems, and the maintenance of operating systems. All plumbing systems which are provided for utilization by and for the general safety and well-being of the occupants of a building are intended to be governed by the code. Plumbing installations associated with one-and-two family dwellings are regulated by the *International Residential Code*.

### New In the 2021 Edition

- **202 Public or Public Utilization.** The definitions of “public” and “private” are simplified to make a clearer distinction as to which plumbing fixtures are intended to be configured for public use.
- **403.1.1 Fixture calculations.** The minimum fixture quantities for multiple-user toilet facilities designed to serve all genders must be calculated 100 percent based on total occupant load.
- **403.2 Separate facilities.** Designs for multiple-user facilities serving both sexes are possible.
- **407.2 Bathtub waste outlets and overflows.** Bathtubs are no longer required to have an overflow outlet.
- **606.1 Location of full-open valves.** Multiple tenant buildings must have a main water shutoff valve for each tenant space.
- **708.1.6 Cleanout equivalent.** Removable traps and removable fixtures with integral traps are acceptable as equivalent to cleanouts.

## **2021 International Property Maintenance Code**

### **Overview of Changes**

The 2021 *International Property Maintenance Code* (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. Providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

The IPMC applies to all existing structures, including residential and nonresidential property and addresses the following areas:

- Administration, enforcement and penalties associated with the code
- Determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property
- Minimum property maintenance conditions for existing structures and premises in regard to structural safety, sanitation, health and comfort
- Regulating the use of existing dwelling through the establishment of occupancy limitations
- Maintenance of means of egress and fire safety, with appropriate references to the *International Fire Code*

## 2021 International Residential Code Overview of Changes

The *International Residential Code* (IRC) is a standalone code that regulates the construction of detached one-and-two family dwellings and townhouses not more than three stories in height. There have been significant changes made to the IRC since the initial 2000 edition. This overview is intended to highlight the significant changes contained in the 2021 IRC.

### New In the 2021 Edition

- **301.2(2) Ultimate Design Wind Speed** has been aligned with IBC and ASCE 7 maps. Structures in Brazos County should be designed for 115 mph.
- **302.5.1 Opening Protection** has been clarified to state that doors separating the garage and dwelling must be self-latching, as well as self-closing.
- **310.1.1 Operational constraints and opening control devices** clarifies that window opening control devices and fall prevention devices, complying with ASTM 2090, shall be allowed on emergency escape and rescue windows. The height of the mechanism is restricted to not more than 70" above the finished floor.
- **311.7 Stairways** clarifies that stairways not within or attached to a building, porch, or deck are not regulated by this section. (*Example: A stairway in the yard leading to a firepit area would not have to meet the riser height, tread depth, handrail, etc., requirements that a stairway inside of the house must meet.*)
- **314.3 Location** is modified with a new location requirement for smoke alarms to address areas with high ceilings adjacent to hallways serving bedrooms. (*In the hallway and in the room open to the hallway, where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24" or more.*)
- **315.2.2 Alterations, repairs and additions** is modified to require that carbon monoxide alarms be installed when there are repairs to, or replacement of, fuel fired mechanical systems.
- **323.1.1 Sealed Documents**. This is a newly added section requiring storm shelter construction documents be prepared and sealed by a registered design professional. There is an exception to this for systems that are listed and labeled to indicate compliance with ICC-500.
- **326 Habitable Attics** is modified to limit the area of a habitable attic to not greater than one-third of the floor area of the story below. The allowable area is allowed to be increased to not greater than one-half of the floor area of the story below when located within a dwelling unit equipped with a fire sprinkler system.
- **609.4.1 Garage door labeling** has been added to require that all garage doors have a permanent label provided by the manufacturer. The label shall identify the door manufacturer, the model/series number, the wind pressure rating, the installation instruction drawing reference number, and the applicable test standard.
- **N1101.14 (R401.3) Certificate** is modified by requiring additional information related to the building thermal envelope, solar energy, Energy Rating Index, and the code edition be added to the energy certificate.
- **Table N1102.1.3 (R402.1.3) Minimum R-Values and Fenestration Requirements** is modified by increasing the Ceiling R-Value requirements from R38 to R49.

- **N1104.3 (R404.3) Exterior lighting controls** have been added to require automatic shutoff of all permanently installed exterior lighting fixtures, where the total permanently installed exterior lighting power is greater than 30 watts.
- **G2415.5 Fittings in concealed locations.** Plugs and caps have been added to the list of threaded fittings approved for concealed locations.
- **G2447.2 Prohibited location** has been modified by deleting the exception allowing a commercial cooking appliance in a dwelling unit when the installation is designed by an engineer, the appliance must now also be listed as a domestic cooking appliance.
- **P2905.3 Hot water supply to fixtures** was added. The developed length of hot water piping, from the source of hot water to the fixtures that require hot water, shall not exceed 100'. Water heaters and recirculating system piping shall be considered sources of hot water.
- **E3601.8 Emergency disconnects (230.85)** is added to require all one- and two-family dwellings to have an emergency disconnect in a readily accessible outdoor location.
- **E3606.5 Surge protection (230.67)** is added requiring all services supplying one- and two-family dwelling units to be provided with a surge-protection device at the service panel. This section will also be applicable when the service equipment is replaced.
- **E3901.4.2 [210.52(C)(2)] Island and peninsular countertops and work surfaces** is modified to determine that the number of required receptacle outlets is based off the area of countertop surface. *(One receptacle outlet for the first 9 sq. ft., or fraction thereof. One receptacle outlet for each additional 18 sq. ft., or fraction thereof.)*

## **2021 International Energy Conservation Code Overview of Changes**

The International Energy Conservation Code (IECC) establishes regulations for the design of energy-efficient residential and commercial buildings and structures, as well as portions of factory and industrial occupancies designed for human comfort.

The State of Texas is divided into climate zones which are used in determining applicable requirements for residential and commercial energy efficiency. Insulation, window and skylight requirements for the thermal envelope for both residential and commercial buildings are based on the climate zones. The performance criteria for compliance with residential energy efficiency requirements using simulated energy analysis are also addressed.

### **New in the 2021 Edition**

- **R402.1.3 Insulation Minimum R-Values.** Is modified by increasing the ceiling R-value from R38 to R49.
- **R402.4.6 Electrical and communication outlet boxes (air-sealed).** Is a newly added section that requires all electrical and communication outlet boxes installed in the building thermal envelope to be sealed, tested, and marked for compliance with NEMA OS 4.
- **R404.2 Interior lighting controls.** Is a newly added section requiring all permanently installed interior lighting fixtures to be controlled with a dimmer, an occupant sensor control, or another control that is installed or built into the fixture. Bathrooms, hallways, exterior lighting, and lighting designed for safety or security are exempt from this section.
- **R404.3 Exterior lighting controls.** Is a newly added section requiring automatic shutoff of all permanently installed exterior lighting fixtures, where the total permanently installed exterior lighting power is greater than 30 watts.

## **2020 National Electrical Code Overview of Changes**

The National Electrical Code (NEC) is published by the National Fire Protection Association and updated every three years by issuing a new edition. The City of College Station is currently operating under the 2017 Edition of the NEC.

The 2020 NEC contains several changes, most of which are designed to provide clarity for existing code provisions. However, there are some new provisions and changes included in the 2020 NEC.

### **New in the 2020 Edition**

- **210.8(A) Dwelling Units** now requires ground-fault circuit-interrupter (GFCI) protection for up to 250-volt receptacles in the areas previously identified as requiring GFCI protection for 125-volt receptacles.
- **210.8(A)(11) Indoor damp and wet locations.** GFCI protection is now required for indoor damp and wet locations not included in the other specific locations requiring protection.
- **210.52(C)(2) Island and peninsular countertops and work surfaces** is modified to determine that the number of required receptacle outlets is based off the area of countertop surface. *(One receptacle outlet for the first 9 sq. ft., or fraction thereof. One receptacle outlet for each additional 18 sq. ft., or fraction thereof.)*
- **230.67 Surge protection** is added requiring all services supplying one- and two-family dwelling units to be provided with a surge-protection device at the service panel. This section will also be applicable when the service equipment is replaced.
- **230.85 Emergency disconnects** is added to require all one- and two-family dwellings to have an emergency disconnect in a readily accessible outdoor location.

## 2023 NEC Changes

**Important: Please refer to the 2023 National Electrical Code for detailed information**

**Revised August 30, 2024**

- Section 110.26:** The requirement for “large equipment” from 110.26(C)(2) which stated that open equipment doors may not impede access to and egress from the working space was also added to 110.26. This rule now requires that when open equipment doors result in an egress path that is less than 24 inches wide or 6 feet, 6 inches high, the opening must be increased to prevent the equipment doors from obstructing the egress path. In addition, the language clarifies that the space in front of equipment must be unobstructed by fixed cabinets, walls, or partitions.
- Section 110.26(A)(4):** Since the 2014 NEC, the NEC has required working clearances and opening dimensions for safe access to electrical equipment in spaces with limited access. In the 2023 NEC, language was added to (4) to address the workspace area for safely servicing electrical equipment with limited access. The new requirement will **not allow** for the placement of fixed cabinets, walls, or partitions below the limited access opening. The space below the opening is required to be **unobstructed to the floor** and free from any obstacles that may hinder equipment access.
- Section 210.8(A)(6):** GFCI protection requirements in dwelling unit kitchens has been expanded. The revised language in the 2023 NEC removed the phrase “where the receptacles are installed to serve the countertop surfaces”, thereby expanding the GFCI protection requirement to include any 125-volt through 250-volt receptacle in kitchens — not just on countertop surface. Now the NEC will require GFCI protection for all kitchen receptacles; including the wall space receptacles required by 210.52(A), and the kitchen countertop surfaces covered in 210.52(B).
- Sections 210.8(A)(7) and 210.8(B)(3):** The revised language will require GFCI protection for receptacles located in “areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking”. These areas are used similarly to a kitchen, but do not meet the definition. The change could affect an area that includes a “sink” such as a recreation room wet-bar, or a convenience store where beverages or food is prepared. For the purposes of determining the area where receptacle(s) are required to have GFCI protection, the area includes the contiguous countertop or work surface that contains the sink.

5. **Section 210.8(B)(4):** For the 2023 NEC, GFCI protection will be required for “other than dwelling unit” receptacles in buffet serving areas. The intent of the language was to include serving areas where you have either permanent provisions for food serving, beverage serving, or cooking. The department will enforce the GFCI protection requirements for receptacles located in areas of buildings where liquids or beverages are present or dispensed. The intended areas may include but are not limited to buffet tables or buffet areas which contain water wells used for heating food, smoothie bars, juice bars, coffee bars, and soda dispensing. GFCI protection will not be required for appliances located in buffet areas that do not contain, dispense, or use liquids (beverages or water) and are used exclusively for warming and heating food. Those heating appliances may include pizza warmers, hot dog rollers/cookers, heat lamps, etc.
  
6. **Section 210.8(D):** A list of “specific appliances” was added that will require GFCI protection for the branch-circuit or the “outlet” supplying appliances rated 150V or less to ground and 60A or less. The section clarifies that these appliances must have GFCI protection provided whether they are hardwired, or cord- and plug-connected. The expansion also included 5 new appliances:
  - Electric range
  - Wall-mounted oven
  - Counter-mounted cooking unit
  - Clothes dryer
  - Microwave oven
  
7. **Section 210.8 (F):** A new exception was added to not require GFCI protection for listed HVAC equipment until September 1, 2026. Garages, accessory buildings, and boathouses were added to dwelling unit outdoor outlets and will require GFCI protection. In addition, GFCI protection must be added for existing outdoor equipment that is replaced.

**210.8(F) is not applicable to:**

- Outdoor outlets that are not readily accessible such as a submersible well pumps, sewer lift pumps, load management controllers, surge protection devices, or similar equipment.
  - Outdoor lighting outlets
8. **Section 210.52(C)(2):** The requirement for receptacles serving the countertop or work surface of an island or peninsula is made optional; however, if the receptacles are not installed at the time the cabinets and countertops were initially placed, the section requires provisions for a future outlet to be provided. The provision must include a wiring method (conduit, raceway, or cable) to be extended to the island or peninsula and terminated into a junction box with cover.

9. **Section 210.52(C)(3):** In the same section, all receptacle outlets in the kitchen serving the countertop surface will no longer be allowed below the countertop or work surface. The receptacles, or outlet assemblies, located on the top of the countertop or work surface must be listed for the use.

For purposes of this section, receptacles shall not be located within 24 inches below a countertop or worksurface. Receptacles below the countertop or worksurface shall not be used for "serving the countertop or worksurface". USB device(s) that do not contain a receptacle(s) are allowed to be installed below the countertop surface.

\*\*If receptacle placement is according to Informational Annex J and with ADA guidelines, please contact the local AHJ to discuss options for granting "special permission" in accordance with section 90.4(C).

10. **Section 210.70(A)(1):** Laundry areas were added to the list of rooms that are required to have at least one lighting outlet controlled by listed wall mounted control device when you enter the room. In addition, exception number one (1) was revised to clarify that the laundry area could not utilize a switched receptacle for the lighting outlet. The lighting outlet and switch requirement would not apply to laundry rooms or areas that are in small closets or rooms only large enough for the laundry equipment, if the light source located in the adjacent space provides illumination.
11. **Section 215.15:** A new section was added to expand the barrier requirement for feeder taps and transformer secondaries. Barriers shall be placed such that no energized, uninsulated, ungrounded busbar or terminal is exposed to inadvertent contact by persons while servicing load terminations in panelboards, switchboards, switchgear, or motor control centers supplied by feeder taps in 240.21(B), or transformer secondary conductors in 240.21(C), when the disconnecting device, to which the tap conductors are terminated, is in the open position.
12. **Sections 215.18, 225.42 and 230.67:** New language was added similar to section 230.67 to require surge protection devices (SPDs) for both feeders and outside feeders. The need for the protection is to limit damage to electronic devices and equipment which can be rendered inoperable by a surge. The areas where the surge protection is required has been expanded and will now include new installations as well as replacement distribution equipment located in:
- (1) Dwelling units
  - (2) Dormitory units
  - (3) Guest rooms and guest suites of hotels and motels
  - (4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms

The Type 1 or Type 2 SPD must be installed in or adjacent to the **distribution equipment**

connected to the load side of the feeder that contains branch circuit overcurrent protective device(s). This requirement does not apply to a feeder disconnect that supplies a single branch circuit. In addition, the SPD shall have a nominal discharge current rating (In) of not less than 10kA.

13. **Section 225.41:** New language now requires a one- and two-family dwelling unit “emergency disconnect” for outside feeders. This requirement was first introduced in section 230.85 in the 2020 NEC for services. The need for the change was to ensure that first responders were always able to shut off the power on the exterior of a dwelling regardless of how the building is supplied.

An emergency disconnect covered in section 225.41 *would not be required* when replacing a panelboard supplied by an existing outside feeder.

In addition, section 225.41(B) requires the identification of the location of other isolation disconnects for other power sources where those disconnects are not located adjacent to the emergency disconnect. For purposes of applying the emergency disconnect requirements in 225.41 and 230.85, the Department will allow an exterior utility provided disconnect as the emergency disconnect if the following conditions are met: the disconnect is located outdoors, readily accessible, and visible from the dwelling it supplies.

14. **Section 230.85:** In order to provide first responders with a safe method of disconnecting power from a structure, one-family and two-family dwellings are required to have an **emergency disconnect** installed outdoors, within sight, and in a readily accessible location. The emergency disconnect must be rated for the available fault current. Generally, to achieve a short circuit current rating, an unfused disconnect switch constructed to UL 98, would be required to contain overcurrent protection or the installer must provide the overcurrent protection ahead of or adjacent to the equipment. In addition, this requirement will impact service panels that are being replaced. If you have questions regarding the limitations and use of an unfused disconnect - please contact the local AHJ.

See 230.85(E) for the equipment marking requirements. The NEC does not prohibit locking the disconnect in the “On” position. First responders are well equipped to cut off or remove any locking devices that impede the ability to operate the emergency disconnect.

For the purposes of applying the exception, “replacement” is installing new meter enclosures, terminal boxes, raceways, or service entrance cables (including overhead to underground), to existing electrical installations without changing the service equipment.

15. **Section 250.140(B)(5):** For existing branch-circuit installations only, if an equipment grounding conductor is not present in the outlet or junction box the frame of the range or dryer shall be permitted to be connected to the grounded conductor that is part of a Type SE service-entrance cable that originates in equipment **other than a service**. The grounded conductor

shall be insulated, or field covered within the supply enclosure with listed insulating material, such as tape or sleeving to prevent contact of the uninsulated conductor with any normally non-current-carrying metal parts. Note: Prior editions of the NEC only allowed the existing branch-circuit installation to use the grounded conductors as the equipment ground if it originated in a service panelboard.

16. **Section 352.44(B):** A new (B) was added to address earth movement when installing underground PVC conduit. Expansion fittings are now required to compensate for earth settling or movement, including frost heaving, when underground PVC conduit is installed as a complete run (300.18(A)), and emerges from grade. Short sections of PVC conduit installed for physical protection of direct buried cables shall comply with requirements in 300.5(J).
17. **Section 406.9:** The 2020 NEC addressed receptacles prohibited from being installed inside a tub or shower or within a zone measured 3 feet horizontally from any outside edge and 8' vertically above the top of the bathtub rim or shower stall threshold. In the 2023 NEC, the language was changed to clearly include the space from the floor to 8 ft above the bathtub or shower threshold. In addition, some new exceptions were added. Exception No. 1: Receptacles installed in accordance with 680.73 (receptacles for hydromassage bathtubs) are allowed. Exception No. 4: to allow a single receptacle for an electronic toilet or personal hygiene device such as an electronic bidet seat. The receptacle is required to be readily accessible and not located in the space between the toilet and the bathtub or shower.
18. **Section 440.14:** The revised text clarifies that the required air-conditioning and refrigeration equipment disconnecting means located within sight from and readily accessible, shall meet the working space requirements of 110.26(A).
19. **Section 445.19(C):** New language clarified that an "Emergency Shutdown of Prime Mover" shall be provided for one -and- two-family dwelling unit generators. For other than cord-and-plug-connected portable generators, an emergency shutdown device shall be located outside the dwelling unit at a readily accessible location and shall also meet the requirements of 445.19(A)(1) and (A)(2).

An emergency shutdown device mounted on the exterior of the generator enclosure shall be permitted to satisfy the requirements of this section. The shutdown device shall be marked as the Generator Emergency Shutdown, and the label shall meet the requirements of 110.21(B).

20. **Section 725.31:** This section was revised, and the acceptable wiring methods were relocated to section 724.31. This section covers the additional protection requirements for a safety control circuit where failure or damage would introduce a direct fire or life hazard. "Safety Circuit" is defined in the 2023 NEC as "the part of a control system containing one or more devices that perform a safety-related function." It is the department's position that inverters, ESS, and other related systems, that use power limited signal circuits to activate an external emergency switch or disconnect be considered safety circuits. All conductors shall be installed

in rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit, electrical metallic tubing, Type MI cable, or Type MC cable, or be otherwise suitably protected from physical damage.