

CITY OF SANCTUARY

P.O. BOX 125

AZLE, TEXAS 76098

817.221.6010

ORDINANCE 107

CONSTRUCTION CODES

AN ORDINANCE REQUIRING CONSTRUCTION WITHIN THE CITY TO COMPLY WITH CERTAIN CONSTRUCTION CODES.

WHEREAS, the State of Texas (Texas Local Government Code and Health and Safety Code) requires cities to adopt standard construction codes, this ordinance is deemed necessary to comply with such requirements.

SECTION 1:

Ordinance No. 23 and Ordinance No. 66 of the City of Sanctuary are repealed and replaced by Ordinance No 107.

SECTION II: APPLICATION

The provisions of this ordinance apply to all construction within the city limits of the City of Sanctuary. A Building Permit will be required for any new construction, remodeling, and/or major repairs with a value greater than Ten Thousand Dollars (\$10,000.00).

SECTION III: RESPONSIBILITY

In as much as the City has neither the budget nor personnel to fully monitor compliance with this ordinance, nor to inspect the areas involved, it shall be the sole responsibility of the property owner to ensure the requirements of this ordinance are met. The city, if notified of problems in compliance shall contact the property owner for information.

Nothing in this ordinance shall be construed to prevent any residential property owner from doing work within his/her property boundaries, provided such work is done for the benefit of his/her family. (Texas Occupations Code Sections 1301.051 and 1305.003)

SECTION IV: REQUIREMENTS

The following building and construction codes are adopted by the City of Sanctuary:

1. The 2021 edition of THE INTERNATIONAL BUILDING CODE, as published by the International Code council, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for use and the demolition of such structures.
2. The 2021 edition of the INTERNATIONAL RESIDENTIAL CODE, as published by the International Code council, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwelling (townhomes) not more than three stories in height with separate means of egress.
3. The 2021 edition of the INTERNATIONAL ENERGY CONSERVATION CODE, as published by the International Code council, regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting, and power systems.
4. The 2023 edition of the NATIONAL ELECTRIC CODE, as published by the International Code council, regulating and governing the design, construction, quality of materials, erection installation, alteration, repair, relocation, replacement, addition to, use or maintenance of electrical systems.
5. The 2021 edition of the INTERNATIONAL MECHANICAL CODE, regulation and governing the design, construction, quality of materials, erection, installation, alteration, repair, relocation, replacement, addition to, use of maintenance of mechanical systems.
6. The 2021 edition of the INTERNATIONAL PLUMBING CODE, regulation and governing the design, construction, quality of materials, erection installation, alteration, repair relocation, replacement, addition to, use of maintenance of plumbing systems.
7. The 2021 edition of the INTERNATIONAL FUEL GAS CODE, regulating and governing fuel gas systems and gas-fired appliances.

SECTION V: PENALTIES

1. Penalties for violation of this ordinance are a maximum of three hundred dollars (\$300.00) per day with each day being a separate occurrence.
2. Penalties will be assessed starting the tenth day after the violator has been notified in writing of the code violation.

SECTION VI: SEVERABILITY

If any portion of this ordinance is found unconstitutional by a court of competent authority, such holding shall not affect the validity of the remaining portions of the ordinance, and the Board of Aldermen declares it would have passed such remaining portions despite such invalidity, and such remaining portions shall remain in effect.


SECTION VII: EFFECTIVE DATE

This ordinance shall take effect and be in full force and effect from and after its passage and publication as provided by law, and it is so ordained

**DULY PASSED AND APPROVED BY THE CITY COUNCIL, CITY OF SANCTUARY,
PARKER COUNTY, TEXAS, ON March 5, 2021.**



Mark Sommers, Mayor



Chris Stewart, City Secretary

Attachment: Building Permit Application Form