



THE CITY OF

# JARRELL

## ORDINANCE NO. 2022-0322-01

**AN ORDINANCE OF THE CITY OF JARRELL, TEXAS, AMENDING THE CITY OF JARRELL, TEXAS CODE OF ORDINANCES, CHAPTER 4, REGARDING THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, THE INTERNATIONAL PLUMBING CODE 2018 EDITION, INTERNATIONAL MECHANICAL CODE, 2018 EDITION, INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, 2020 EDITION, INTERNATIONAL FUEL GAS CODE, 2018 EDITION, INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, INTERNATIONAL FIRE CODE, 2018 EDITION, INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, AND THE NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH AMENDMENTS TO MEET LOCAL CONDITIONS, AND THE PENALTY PROVISION; ESTABLISHING PENALTIES NOT TO EXCEED \$2000.00 PER OFFENSE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; REPEALING ALL ORDINANCES TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on March 22, 2022, the City Council held a public hearing on the request; and

**WHEREAS**, The City Council desires to set minimum standards to safeguard the public safety, health, and welfare, insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, stability, sanitary equipment, light and ventilation, energy conservation, fire safety, and in general to promote safety to life and property; and

**WHEREAS**, it is the opinion of City Council that the best interest of the citizens of Jarrell will be best served by amending Chapter 4 of the City's Code of Ordinances to adopt the International Building Code, 2018 Edition, International Residential Code, 2018 Edition, International Plumbing Code, 2018 Edition, International Mechanical Code, 2018 Edition, International Code Council Electrical Code, 2018 Edition, International Fuel Gas Code, 2018 Edition, International Energy Conservation Code, 2018 Edition, International Fire Code, 2018 Edition, International Existing Building Code, 2018 Edition, International Property Maintenance Code, 2018 Edition, International Swimming Pool and Spa Code, 2018 Edition, the National Electrical Code, 2020 Edition, including certain amendments to meet local conditions, and revise the Penalty Provision to Chapter 4.

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

**SECTION 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2.** The City of Jarrell will remain within two cycles of current code in the future.





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**SECTION 3.** Chapter 4, section 4.02.026 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 2. Building Code**

**4.02.026 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Building Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the building code of the city for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said building code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.027](#) of this division.

**Sec. 4.02.027 Amendments**

(a) The following sections are hereby revised:

Section 101.1. Insert: City of Jarrell, Texas.

Section 1612.3. Insert: City of Jarrell, Texas.

Section 1612.3. Insert: Refer to current FEMA flood maps.

Section 3410.2. Insert: Date to coincide with effective date of building code adoption.

(b) Each reference to “board of appeals” is hereby amended to provide that the composition of the board of adjustments and appeals of the city shall be the city council.

(c) Each reference to the qualification requirements for members of the “board of appeals” is hereby repealed.

(d) Any reference or requirement that requires a written application for appeal to be filed within timelines contrary to this section is deleted.

**Sec. 4.02.028 Legal remedies**

Nothing in this division or in the building code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

**Sec. 4.02.029 Failure to comply**

Any person who violates a provision of this code, or fails to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor, and subject to a fine of between \$1.00 and \$2,000.00. Each day a violation occurs constitutes a separate offense.





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**Secs. 4.02.030–4.02.050 Reserved**

**SECTION 4.** Chapter 4, Section 4.02.051 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 3. Residential Code**

**Sec. 4.02.051 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Residential Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the residential code of the city for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.052](#) of this division.

**Sec. 4.02.052 Amendments**

(1.) The following sections are hereby revised:

Table R301.2 (1)

(A) Table R301.2 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQ'D	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special Wind Region	Wind-borne debris zone		Weathering	Frost Line Depth	Termite					
5 lb/sq.ft	115	No	No	No	A	Negligible	12	Mod. to heavy	28	No	FIRM c. 2014	30	68.1

(B) Section R303.4.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby added to read as follows:

**R303.4.1 Laundry mechanical ventilation.** Mechanical ventilation will be provided in laundry areas in accordance with Table M1505.4.4 Bathrooms-Toilet Rooms.





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(C) Section R403.1.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**R403.1.1 Minimum size.** The minimum width, W, and the minimum thickness, T, for concrete footings shall be in accordance with Table R401.1(1) through R401.1(3) and Figure R403.1(1) or 403.1.3, as applicable, but not less than 12 inches (305 mm) in width, and 12 inches (305 mm) in depth....

(D) Section R313.2 of the *International Residential Code, 2018 Edition*, adopted by the city is hereby amended to read as follows:

**R313.2 One- and Two- family dwellings automatic sprinkler systems.** Section R313.2 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby deleted in its entirety.

(E) Section R602.3.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**R602.3.1 Stud Size, height and spacing.** The size, height and spacing of studs shall be in accordance with Table R602.3(5). All wet walls, those containing DWV plumbing and mechanical exhaust, shall be required to be 2 x 6 nominal lumber.

(F) Section M1307.8 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby added to read as follows:

**M1307.8 Water deflection.** Outdoor unit location must be far enough away from any structure to prevent excess roof runoff water from pouring directly on the unit or protected in a manner acceptable to the Building Official.

(G) Section R1004 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to add the following Section:

**R1004.6 Factory built fireplace air spaces and chases.** No electrical, mechanical, or plumbing, except for the combustion air vent and gas line feed associated with the firebox, shall intrude into the airspace enclosing the firebox or any chase for chimney components associated with the fireplace.

(H) Section G2517.4.1 (406.4.1) of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**G2417.4.1(406.4.1)Test pressure.** The test pressure to be used shall be not less than 10 psig irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.





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(I) Section P2503.5.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**P2503.5.1 Rough Plumbing.** DWV systems shall be tested on completion of the rough piping, and top out piping installation by water or air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping and top out piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 5 feet above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.

2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) using a 0-15 psi air test gauge assembly with 1/10th lb. increments. This pressure shall be held without introduction of additional air for a period of 15 minutes.

(A) Section P2602.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**P2602.1 General.** ... A building having plumbing fixtures installed and intended for human habitation, occupancy or use on the premises abutting on a street, alley or easement in which there is a public sewer shall have a separate connection to the sewer via individual building sewer. Where public sewer is not available ...

(B) Section P2706.1.2 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**P2706.1.2 Standpipes.** Standpipes shall extend not less than 18 inches (457mm) and not greater than 42 inches (1067mm) above their trap weir. Traps shall be installed not less than 6 inches and not greater than 18 inches above grade.

(C) Section P2903.10 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby deleted in its entirety.

(D) Section P3008.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**P3008.1 General.** Fixtures on the first floor of a foundation where the foundation is located at or below the flood level rim of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures located on elevated floors of a building above the flood level rim of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access.





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(E) Section P3103.1.3 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby deleted in its entirety.

(F) Section P3104.1 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**P3104.1 Connection.** All individual branch and circuit vents shall connect to a vent stack, stack vent or extend to the open air.

Exception: Individual, branch and circuit vents shall be permitted to terminate to an air admittance valve upon approval by the Building Official.

(G) Section P3201.6 of the *International Residential Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**P3201.6 Number of Fixtures per Trap.** Each plumbing fixture shall be separately trapped by a water seal trap placed as close as possible to the fixture outlet. The vertical distance from the fixture outlet to the trap weir shall not exceed 24 inches. The height of a clothes washer standpipe above a trap shall conform to Section P2706.1.2. Fixtures shall not be double trapped.

#### Sec. 4.02.053 Legal remedies

Nothing in this division or in the residential code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division. (Ordinance 2009-019, art. II, sec. 10(5), adopted 7/21/09)

#### Sec. 4.02.054 Failure to comply

Any person who violates a provision of this code, or fails to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor, and subject to a fine of between \$1.00 and \$2,000.00. Each day a violation occurs constitutes a separate offense.

#### Secs. 4.02.055–4.02.075 Reserved

**SECTION 5.** Chapter 4, Section 4.02.076 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

#### Division 4. Plumbing Code

##### Sec. 4.02.076 Adopted

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Plumbing Code, 2018 edition, including appendix





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chapters B, C, D, E, F, and G, as published by the International Code Council, be and is hereby adopted as the plumbing code of the city regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said plumbing code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.077](#) of this division.

## **Sec. 4.02.077 Amendments**

The following sections are hereby revised:

(A) Section 305.1 of the *International Plumbing Code, 2018 Edition*, adopted by the city, the last sentence, is hereby amended to read as follows:

Minimum wall thickness of material must be 0.006 inches (6mil).

(B) Section 305.4.1 of the *International Plumbing Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**305.4.1 Sewer Depth.** Building sewers that connect to private sewage disposal systems must be a minimum of eighteen inches (18”) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twelve inches (12”) from top of pipe to finished grade.

(C) Section 410 of the *International Plumbing Code, 2018 Edition*, adopted by the city, is hereby amended to read as follows:

**410.1 Approval.** Drinking fountains shall conform to ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1 and water coolers shall conform to ARI 1010. Drinking fountains and water coolers shall conform to NSF 61, Section 9. Where water is served in restaurants, drinking fountains shall not be required. In other occupancies, where drinking fountains are required, water coolers or bottled water dispensers shall be permitted to be substituted for not more than 50 percent of the required drinking fountains. In occupancies with an occupant load of 15 or less, water coolers or bottled water dispensers shall be permitted to be substituted for the required drinking fountain.

(I) Section 422 of the *International Plumbing Code, 2018 Edition*, adopted by the city, is hereby amended by adding the following section:

**422.4 Minimum service sink requirements.** In occupancies with an occupant load of 15 or less, service sinks shall not be required.

(J) Section 903.1 of the *International Plumbing Code, 20121 Edition*, adopted by the city, is hereby amended to read as follows:





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**903.1.1 Roof Extension.** All open vent pipes that extend through the roof must be terminated at least six inches (6") above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions must be run at least seven feet (7') above the roof.

(K) Section 903.1.3 of the *International Plumbing Code, 2018 Edition*, adopted by the city, is hereby deleted in its entirety.

#### **Sec. 4.02.078 Legal remedies**

Nothing in this division or in the plumbing code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

#### **Secs. 4.02.079–4.02.100 Reserved**

**SECTION 6.** Chapter 4, Section 4.02.101 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

#### **Division 5. Electrical Code**

#### **Sec. 4.02.101 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the ICC Electrical Code-Administrative Provisions, as published by the International Code Council and National Electrical Code 2020, be and is hereby adopted as the electrical code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said electrical code on file in the office of the city are hereby referred to, adopted and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.102](#) of this division.

#### **Sec. 4.02.102 Amendments**

The following sections are hereby revised:

(A) Section 230.41 of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**230.41 Insulation of Service-Entrance Conductors.** Service-entrance conductors entering on the exterior of buildings or other structures shall be insulated. **Delete Exceptions.**

(B) Section 230.43 of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:







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**230.43 Wiring Methods for 1000 Volts, Nominal, or Less.**

Service-entrance conductors shall be installed in accordance with the applicable requirements of this *Code* covering the type of wiring method used and shall be limited to the following methods:

- 1) Rigid Metallic Conduit (RMC)
- 2) Intermediate Metal Conduit (IMC)
- 3) Electrical Metallic Tubing (EMT), or
- 4) Rigid Nonmetallic Conduit (RNC) will be approved.
- 5) A service mast supporting the service drop must be a minimum of 2" diameter and shall be either Rigid Metallic Conduit (RMC) or Intermediate Metal Conduit (IMC). No couplings are to be installed above the roof line. The mast must penetrate a minimum of 18" above the high side of the roof deck. Any mast over 3' in length, measured from the high side of the roof deck, must be properly guyed to relieve the strain of the service drop.

(C) Section 230.70 (A) (1) of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**230.70 (A)(1) Readily Accessible Location.** The service disconnecting means shall be installed at a readily accessible location outside of a building or structure.

Exception: Services disconnecting means over 1200 amps shall be located a maximum of 25 ft. travel distance from the exterior entrance inside a commercial building. Disconnecting means shall be accessible to the exterior of the building at all times and shall not be located above the first floor of a multi-level building.

(D) Section 320.108 of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**320.108 Equipment Grounding Conductor.** Type AC cable shall provide an adequate path for fault current as required by 250.4(A) (5) or (B)(4) to act as an equipment grounding conductor. In addition, only Type AC cable containing an insulated grounding conductor will be approved.

(E) Section 408.36, exception 1 of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**408.36 Overcurrent Protection.**

Exception No. 1: A main circuit breaker shall be required in all panelboards used as service equipment. This overcurrent protective device shall be located within or adjacent to the panelboard.

(F) Section 410.36 (B) of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**410.36 (B) Suspended Ceilings.** Framing members of suspended ceilings shall not be used to





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support luminaries (fixtures). A fixture shall have a minimum of two support wires on opposite corners from each other. Support wires shall be the same gage as the ceiling support wire. Support wire shall be secured at both ends and shall be identified from any other support wires in ceilings. All electrical equipment installed to the suspended ceiling shall require additional support wires. Luminaries in fire rated ceilings shall be supported on all four corners.

(G) Section 422.16 (B) of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**422.16(B) (1) Electrically Operated In-Sink Waste Disposers.** Electrically operated in-sink waste disposers shall be cord-and-plug connected with a flexible cord identified as suitable for the purpose in the installation instructions of the appliance manufacturer, where all the following conditions are met:

1. The flexible cord shall be terminated with a grounding-type attachment plug.

*Exception: A listed kitchen waste disposer distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.*

2. The length of the cord shall not be less than 18" and not over 36".
3. Receptacles shall be located to avoid physical damage to the flexible cord.
4. The receptacle shall be readily accessible.

**422.16(B) (2) Built-in Dishwashers and Trash Compactors.** Built-in dishwashers and trash compactors shall be cord-and-plug connected with a flexible cord identified as suitable for the purpose in the installation instructions of the appliance manufacturer, where all the following conditions are met:

1. The flexible cord shall be terminated with a grounding-type attachment plug.

*Exception: A listed kitchen dishwasher or trash compactor distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.*

2. The length of the cord shall be 36" minimum and 48" maximum measured from the face of the attachment plug to the plane of the rear of the appliances.
3. Receptacles shall be located to avoid physical damage to the flexible cord.
4. The receptacle shall be readily accessible without having to remove the appliance served.

**422.16(B) (4) Range Hoods.** Range hoods shall be cord-and-plug connected with a flexible cord identified as suitable for use on range hoods in the installation instructions of the appliance manufacturer, where all the following conditions are met:





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1. The flexible cord shall be terminated with a grounding-type attachment plug.

*Exception: A listed kitchen waste disposer distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.*

2. The length of the cord shall not be less than 18" nor over 36".
3. Receptacles shall be located to avoid physical damage to the flexible cord.
4. The receptacle shall be readily accessible without removal of the range hood.
5. The receptacle is supplied by an individual branch circuit.

(H) Section 600.6 (A) of the *National Electrical Code, 2020 edition* adopted by the city, is hereby amended to read as follows:

**600.6 (A) (4) Remote Location.** The disconnecting means if located remote from the sign, sign body, or pole, shall be mounted at a readily accessible location available to first responders and service personnel. The location shall be marked with a label at the sign location and marked as the disconnect for the sign or outline lighting system. The label shall comply with 110.21(B).

#### **Sec. 4.02.103 Legal remedies**

Nothing in this division or in the electrical code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

#### **Secs. 4.02.104–4.02.125 Reserved**

**SECTION 7.** Chapter 4, Section 4.02.126 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

#### **Division 6. Mechanical Code**

#### **Sec. 4.02.126 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Mechanical Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the mechanical code of the city regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said mechanical code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.127](#) of this division.





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**Sec. 4.02.127 Amendments**

The following sections are hereby revised:

**Sec. 4.02.128 Legal remedies**

Nothing in this division or in the mechanical code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division. (Ordinance 2009-019, art. II, sec. 4(5), adopted 7/21/09)

**Secs. 4.02.129–4.02.150 Reserved**

**SECTION 8.** Chapter 4, Section 4.02.151 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 7. Fuel and Gas Code**

**Sec. 4.02.151 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Fuel Gas Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the fuel gas code of the city for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.152](#) of this division.

**Sec. 4.02.152 Amendments**

**Sec. 4.02.153 Legal remedies**

Nothing in this division or in the fuel gas code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

**Secs. 4.02.154–4.02.175 Reserved**





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**SECTION 9.** Chapter 4, Section 4.02.176 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 8. Energy Conservation Code**

**Sec. 4.02.176 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Energy Conservation Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the energy conservation code of the city for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said energy conservation code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.177](#) of this division.

**Sec. 4.02.177 Amendments**

**Sec. 4.02.178 Legal remedies**

Nothing in this division or in the energy conservation code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

**Secs. 4.02.179–4.02.200 Reserved**

**SECTION 10.** Chapter 4, Section 4.02.201 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 9. Fire Code**

**Sec. 4.02.201 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Fire Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the fire code of the city regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code





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on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.202](#) of this division.

**Sec. 4.02.202 Amendments**

**Sec. 4.02.203 Geographic limits**

**Sec. 4.02.204 Legal remedies**

Nothing in this division or in the fire code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

**Sec. 4.02.205 Appeals**

The city agrees it is necessary to provide an appeal process for property owners to follow when cited with violations and requirements which they believe are necessary to follow the intent of the International Fire Code 2018. This section allows a property owner to appeal to the city manager for final interpretation and disposition of the disputed section of the code.

**Secs. 4.02.206–4.02.225 Reserved**

**SECTION 11.** Chapter 4, Section 4.02.226 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 10. Property Maintenance Code**

**Sec. 4.02.226 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Property Maintenance Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the property maintenance code of the city for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as





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if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in [section 4.02.227](#) of this division.

**Sec. 4.02.227 Amendments**

**Sec. 4.02.228 Legal remedies**

Nothing in this division or in the property maintenance code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division. (Ordinance 2009-019, art. II, sec. 11(5), adopted 7/21/09)

**Secs. 4.02.229–4.02.250 Reserved**

**SECTION 12.** Chapter 4, Section 4.02.251 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 11. Swimming Pool and Spa Code**

**Section 4.02.251 Adopted**

A certain document, one (1) copy of which is on file in the office of the city secretary, being marked and designated as the International Swimming Pool and Spa Code, 2018 Edition as published by the International Code Council, be and is hereby adopted as the minimum requirements for the design, construction, alteration, repair and maintenance of swimming pools, spas, hot tubs, and aquatic facilities; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code on file in the office of the city secretary are hereby referred to, adopted, and made a part hereof, as if fully set out in this division, with the additions, insertions, deletions and changes, if any, prescribed in section 4.02.252 of this division.

**Sec. 4.02.252 Amendments**

**Sec. 4.02.253 Legal remedies**

Nothing in this division or in the codes included in section 4.02.251 hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance repealed as provided in the ordinance from which this section derives; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this division.

**Secs. 4.02.254–4.02.265 Reserved**





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**SECTION 12.** Chapter 4, Section 4.02.266 of the City of Jarrell, Texas Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Division 12.** Structural Standards Code

**Sec. 4.02.266 Title and scope**

- (a) The provisions embraced in the following sections shall constitute and be known as the structural standards code of the city.
- (b) The code establishes minimum standards for occupancy, and does not replace or modify standards otherwise established for the construction, replacement or repair of buildings. Every building, structure or dwelling; permanent, moveable or mobile; shall conform to the requirements of this code regardless of the primary use of such building, structure or dwelling, and regardless of when such building, structure, or dwelling may have been constructed, altered, or repaired.
- (c) This code is hereby declared to be remedial, and shall be construed to secure the beneficial interests and purposes thereof (which are public safety, health, and general welfare) through structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of buildings, dwellings and structures in cases where there exists imminent danger to human life or health.

**Sec. 4.02.267 Existing buildings**

The provisions of this code shall apply to any building, dwelling, or structure regardless of when said building, dwelling, or structure was constructed, altered or repaired.

**Sec. 4.02.268 Maintenance**

All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this code in a building when erected, altered, or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structures, and premises to the extent set out in this code. The tenant shall be responsible for the maintenance of buildings, structures, and premises to the extent set out in this code.

**Sec. 4.02.269 Moving dwelling and structure**

No structure or building shall be moved from one lot to another or erected within the city limits until a permit shall have been issued and no permit shall be issued for the removal if the structure is not in conformity with this division. Any structure hereafter erected or moved without a permit and not in conformity with this division will constitute a violation of this division







**Sec. 4.02.270 Pending actions**

Nothing in this division or in the code hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired or liability incurred, nor any cause or causes or action accrued or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy or any character be lost, impaired, or affected by this division.

**Sec. 4.02.271 Minimum standards for base equipment and facilities**

(a) No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking or eating therein, nor shall any vacant dwelling building [be] permitted to exist which does not comply with the following requirements.

(b) Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet, all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks, and obstructions. All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of same. The owner or his designated agent, or the tenant if the premises is leased, shall be further responsible for the sanitary maintenance of the entire premises owned, leased, or occupied by the operator.

(c) The minimum standard for the continued use and occupancy of all buildings or structures, regardless of the date of their construction, is that buildings or structures shall not be in a condition or have a defect which constitutes a dangerous structure as defined in the International Building Code 2012.

(d) If a building or structure is found to be below the minimum standards as defined in the International Building Code 2012, the city may deny utility services, including but not limited to garbage, water, and electricity service, to the building or structure until the building or structure is brought into compliance with the minimum standards as defined in the International Building Code 2012. Nothing in this section precludes the city from authorizing temporary utility service to the substandard building or structure for the purpose of bringing the building or structure into compliance with the minimum standards defined in this section.

**Sec. 4.02.272 Penalties**

Any person who shall violate any of the provisions of this division, or shall fail to comply therewith, or with any of the requirements thereof, within the city limits shall be deemed guilty of an offense and shall be liable for a fine not to exceed the sum of two thousand dollars (\$2,000.00). Each day the violation exists shall constitute a separate offense. Such penalty shall be in addition to all the other remedies provided herein.





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**Sec. 4.02.273 Liability**

Neither the city nor any authorized agent or employee of the city acting under the terms of this division shall be liable or have any liability by reason or orders issued or work done in compliance with the terms of this division.

**SECTION 13. Severability.** It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, because the same would have been enacted by the City Council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 14.** All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

**SECTION 15. Effective Date.** This Ordinance shall take effect **March 22nd, 2022**

**PASSED AND APPROVED** on this **22nd day of March, 2022** at a meeting of the City Council of the City of Jarrell, Texas.

**THE CITY OF JARRELL**

**BY:**

Larry Bush, Mayor



**ATTEST:**

Dianne Peace, City Secretary

