



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, MARCH 23, 2026
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion and review regarding an update to the City of Kaufman's Personnel Policies Manual.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

PRESENTATION

3. Nash Elementary Robotics

RECOGNITION

4. Business of the Month - Konny's Car Wash

PRESENTATION/ACTION ITEM

5. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2024-2025 Financial Audit Report and discussion of the same.
 - a. Consider and take appropriate action on the acceptance of the Fiscal Year 2024-2025 Financial Audit Report.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the February 23, 2026, Work Session and Regular City Council meeting.
7. Consider and take appropriate action on the minutes from the March 9, 2026, Joint Planning and Zoning Commission and City Council work session.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

8. Second Reading: Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-31-20 approving the Contract for Collection of Solid Waste, an exclusive franchise agreement with Republic Waste Services of Texas, LTD., ("Franchise Agreement"), in order to approve the Third Amendment to the Franchise Agreement as set forth in Exhibit "A" thereto; providing for two readings in accordance with City Charter; providing for the incorporation of premises; approving the Third Amendment to the Franchise Agreement adopting an updated Term and Modification of Rates and repealing all conflicting terms of prior amendments to the Franchise Agreement and Ordinance No. O-31-20; authorizing the Mayor to execute the amended agreement upon its final approval; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.
9. Consider and take appropriate action on Ordinance O-07-26, an ordinance of the City Council of the City of Kaufman, amending various provisions of the Code of Ordinances of the City of Kaufman, specifically amending Chapter 4, "Building Regulations" and Chapter 6, "Fire Prevention and Protection" by adopting and incorporating into the Code of Ordinances by reference the 2021 International Building Code, the 2021 International Residential Code, the 2020 National Electrical Code, the 2021 International Plumbing Code, the 2021 International Mechanical Code, the 2021 International Fuel Gas Code, the 2021 International Energy Conservation Code, the 2021 International Property Maintenance Code, the 2021 International Existing Building Code, and the 2021 International Swimming Pool and Spa Code, and the 2021 International Fire Code; providing for adoption of certain local amendments including amendments as recommended by the North Central Texas Council of Governments ("NCTCOG") to the codes as enumerated; providing for the incorporation of premises; providing for amendment; providing a cumulative repealer clause; providing for severability; providing a penalty in an amount not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues; and providing for publication and an effective date.

APPOINTMENT

10. Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2028.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

11. Receive an update and discussion regarding the following:
 - a. TxDOT Green Ribbon Grant
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report - February 2026
 - d. Careflite Compliance Report - February 2026
 - e. Fire Department Monthly Report - February 2026
 - f. Police Department Monthly Report - February 2026
 - g. Development Services Monthly Report - February 2026
 - h. Monthly Calendars Attached

EXECUTIVE SESSION

12. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. To deliberate the purchase, exchange, lease, or value of real property regarding: Project Pie
 - b. Sec. 551.071. CONSULTATION WITH ATTORNEY. (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: development agreements, contractual obligations, and ordinances; Enclave Development

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

13. Consider and take appropriate action, if any, on matters discussed in Executive Session.

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON TUESDAY, MARCH 17,

2026, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Meeting
Date: 3/23/2026

Date: 03/03/2026

Item #: 5.

Dept.: Finance

Presentation

SUBJECT:

Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2024-2025 Financial Audit Report and discussion of the same.

BACKGROUND:

The Home Rule Charter for the City of Kaufman, Section 7.19 - Independent Audit, says that annually "the City Council shall call for an independent audit to be made of all accounts of the City by a certified public accountant." This presentation is for the Fiscal Year 2025 Consolidated Annual Financial Report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends acceptance of the 2024-2025 Financial Audit Report.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☒



Meeting
Date: 3/23/2026

Date: 03/03/2026

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the February 23, 2026, Work Session and Regular City Council meeting.

BACKGROUND:

The minutes from the February 23, 2026, Work Session and Regular City Council Meeting are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the February 23, 2026, Work Session and Regular City Council Meeting.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



**MINUTES OF THE
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, FEBRUARY 23, 2026
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the Work Session to order at 6:03 p.m. Councilmembers present were Jeff Jordan, Quattro Borders, Ashlea Longenecker, Lisa Parker, Charles Gillenwater, and Jason Nelson. Mayor Pro-Tem Matt Phillips arrived at 6:07 p.m. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, and City Secretary Jessie Hanks.

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion and provide direction to staff regarding Kings Fort Park.

Ms. Balthrop Mendoza updated the Council on the National Fitness Campaign Grant, developer-paid park funds, and the TPWD grant application in reference to Kings Fort Park. She presented the current rendering for the proposed park and the rendering for the fitness court. There were discussions regarding the potential uses of the developer-paid park funds and the TPWD grant application that was not awarded to the City.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items.

There was a discussion regarding item 12 on the consent agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 6:32 p.m.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:33 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan declared a quorum present. Also present were City Manager Mike

Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Senior Planner Martin Mares, Fire Chief Brian Watson, Police Captain Jason Stastny, and Police Chief Les Edwards.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session to discuss item 20(a) at 6:33 p.m.

20. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Section 551.071. Consultation with Attorney (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: development agreements, contractual obligations, and ordinances; Enclave Development; Kaufman County MUD #16

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 7:24 p.m.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

No comments were given.

RECOGNITION

3. Business of the Month - Dynamic Fitness

Mayor Jordan and Mr. McGregor announced Dynamic Fitness as the Business of the Month.

4. Introduction of Fire Chief - Brian Watson

Mr. Holder introduced Brian Watson as the City's new Fire Chief.

5. Introduction of Fire Lieutenant - Dillon Jackson

Chief Watson introduced Dillon Jackson as the City's new Fire Lieutenant.

6. Police Department Promotion Recognition - Captain - Jason Stastny

Chief Edwards introduced Jason Stastny as the City's new Captain for the Police Department.

7. 2024 GFOA's Distinguished Budget Presentation Award & Certificate of Achievement for Excellence in Financial Reporting

Mr. Holder presented the GFOAT Budget Presentation Award and Certificate of Achievement for Excellence in Financial Reporting and expressed his appreciation for the Finance Department's hard work to obtain this award. He outlined the qualifications to receive the award.

REPORTS

8. Receive an update and discussion regarding the following:

a. The Annual Report for the Kaufman Fire Department for the Calendar Year 2025.

Chief Watson presented the Kaufman Fire Department's 2025 annual report. He reviewed the various calls for service, and daily activities for the Fire Department in 2025. He compared the call numbers from 2024 to 2025, the calls for service from inside the city and out in the county, and reviewed the department highlights.

b. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2025.

Chief Edwards presented the Kaufman Police Department's annual report for 2025. He outlined the Part 1 crime numbers, service activities, and enforcement activities for 2025. He reviewed the 7-year comparison for part 1 crimes, CID cases filed with the District Attorney's office, the crime hot spots, and the numbers for both animal control and code enforcement.

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from the February 9, 2026, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, and Regular City Council Meeting.

10. Consider and take appropriate action regarding Resolution R-02-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents (\$.10) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

11. Consider and take appropriate action regarding Resolution R-03-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of four cents (\$.04) per capita to the steering committee to fund regulatory and activities related to Atmos Energy Corporation.

12. Consider and take appropriate action on the cancellation of the Special City Council meeting scheduled for Wednesday, May 13, 2026, to canvass the Election Returns.

Councilmember Parker made a motion to approve Consent Agenda items 9 to 12 as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

13. Conduct a public hearing, consider, and take appropriate action on Ordinance O-02-26, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance, Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to zone approximately 2.166 acres (Property ID 5431) from Agriculture-Open (A-O) to Single Family (SF-20) for single-family residential uses. The property is located at 5176 Tabor Parkway (Parcel ID 5431), part of the D. Falcon Survey, Tract 820, City of Kaufman, Kaufman County, TX. (Case No. Z-01-26)

- a. Presentation

Mr. Mares outlined the proposed zoning change request from agriculture to single-family residential.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:48 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 7:48 p.m.

- c. Consider and take appropriate action on Ordinance O-02-26

Councilmember Longenecker made a motion to approve Ordinance O-02-26, approving zoning case Z-01-26, for a request to rezone approximately 2.166 acres from Agriculture-Open (A-O) to Single Family (SF-20), and amend the official Zoning Map of the City. The motion was seconded by Mayor Pro-Tem Philips and passed 7/0.

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action on Resolution R-04-26, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 6; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Enclave at Kings Fort)

Mr. Holder explained to the Council the need to revisit this item. There were discussions regarding various concerns the Council has with the development, including the agreement regarding the temporary access road, the builder advertising for the development, and the purpose of this item.

Mayor Jordan made a motion to approve Resolution R-04-26, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 6; setting a date for a public hearing on the proposed levy of assessments. The motion was seconded

by Councilmember Nelson and failed on a 3/4 vote.

15. Consider and take appropriate action on an Economic Development Agreement between the City and Developer LCH Holdings, authorizing a grant of \$100,000 to reimburse funds expended by Developer for the construction of White Oaks Drive to provide a connection to Highway 175 as a Connecting Road, and authorizing payment of the Connecting Road Grant pursuant to the Freeman Farms Kaufman Development Agreement dated January 4, 2022, as subsequently assigned from Kaufman One WW, LLC, and its assignee Freeman Farms, a Series of EIS Development II, LLC; and authorize the Mayor to execute necessary documents.

Mr. Holder informed the Council that as part of the Development Agreement, the developer agreed to eliminate hammerhead turnarounds and instead construct White Oaks Drive to connect Highway 175 to a future thoroughfare. In return, the City would provide a Chapter 380 grant of \$100,000 to reimburse the developer for a portion of the infrastructure costs associated with the road construction. He explained that this economic development agreement for the Freeman Farm development would be the vehicle to implement the terms of the Development Agreement.

Councilmember Borders made a motion to approve an Economic Development Agreement between the City and Developer LCH Holdings, authorizing a grant of \$100,000 to reimburse funds expended by Developer for the construction of White Oaks Drive to provide a connection to Highway 175 as a Connecting Road, and authorize payment of the Connecting Road Grant pursuant to the Freeman Farms Kaufman Development Agreement dated January 4, 2022, as subsequently assigned from Kaufman One WW, LLC, and its assignee Freeman Farms, a Series of EIS Development II, LLC; and authorize the Mayor to execute necessary documents. The motion was seconded by Councilmember Parker and passed 7/0.

16. First Reading: Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-31-20 approving the Contract for Collection of Solid Waste, an exclusive franchise agreement with Republic Waste Services of Texas, LTD., ("Franchise Agreement"), in order to approve the Third Amendment to the Franchise Agreement as set forth in Exhibit "A" thereto; providing for two readings in accordance with City Charter; providing for the incorporation of premises; approving the Third Amendment to the Franchise Agreement adopting an updated Term and Modification of Rates and repealing all conflicting terms of prior amendments to the Franchise Agreement and Ordinance No. O-31-20; authorizing the Mayor to execute the amended agreement upon its final approval; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

Mr. Holder outlined the proposed amendment to the Franchise Agreement with Republic Services. He reviewed the proposed changes and their impact on the citizens.

Councilmember Nelson made a motion to approve the first reading of Ordinance O-04-26 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

17. Consider and take appropriate action on Ordinance O-05-26, an ordinance of the City Council of the City of Kaufman, Texas, creating a Kaufman Downtown Design Review Committee ("Committee"); prescribing the purpose, composition, function, duties, accountability and

tenure of the Committee in accordance with Article VIII of the City's Home Rule Charter; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

Mr. Holder explained that Section 9A-25 of the City of Kaufman Zoning Ordinance references a Downtown Design Review Committee that reviews site plan applications within the Central Business District. He stated a review of City archives revealed no formal documentation establishing the committee, including its membership, authority, or responsibilities. He requested the Council to formally establish the Downtown Design Review Committee and define its purpose, composition, terms of service, meeting procedures, and scope of duties.

Councilmember Gillenwater made a motion to approve Ordinance O-05-26, creating a Kaufman Downtown Design Review Committee. The motion was seconded by Councilmember Longenecker and passed 7/0.

18. Consider and take appropriate action on Ordinance O-06-26, an ordinance of the City Council of the City of Kaufman, Texas, declaring unopposed candidates by certification and canceling the May 2, 2026, General Election for City Council Members; and providing an effective date.

Ms. Hanks informed the Council about the need to cancel the general election due to having uncontested races for Councilmembers.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-06-26, canceling the May 2, 2026, General Election for City Council Members, as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Kaufman Chamber of Commerce Banquet - February 24
 - b. Joint Planning & Zoning Commission and City Council Meeting - Comprehensive Plan - March 9 at 6:00 p.m.
 - c. Kaufman County Days - March 22 & 23
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report - January 2026
 - f. Careflite Compliance Report - January 2026
 - g. Fire Department Monthly Report - January 2026
 - h. Police Department Monthly Report - January 2026
 - i. Development Services Monthly Report - January 2026

- j. Monthly Calendars Attached

Mr. Holder gave an update on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session to discuss item 20(b) at 8:16 p.m.

- 20. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:

- b. Sec. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Performance Evaluation - City Manager

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 8:57 p.m.

- 21. Consider and take appropriate action, if any, on matters discussed in Executive Session.

Mayor Jordan made a motion to direct the City Attorney to work with the City Manager and the Mayor to make the changes to the City Manager contract as discussed in the executive session. The motion was seconded by Councilmember Nelson and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:59 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 3/23/2026

Date: 03/17/2026

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the March 9, 2026, Joint Planning and Zoning Commission and City Council work session.

BACKGROUND:

The minutes from the March 9, 2026, Joint Planning and Zoning Commission and City Council work session are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the March 9, 2026, Joint Planning and Zoning Commission and City Council work session.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



**MINUTES OF THE
JOINT WORK SESSION BETWEEN
PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

**MONDAY, MARCH 9, 2026 - 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE

CALL JOINT WORK SESSION TO ORDER Mayor and Chairman call the Joint Work Session to order, states the date and time, states Councilmembers/Commissioners present, and declares a quorum present.**

Mayor Jordan and Chairman Dunn called the Joint Planning and Zoning Commission and City Council Work Session to order at 6:01 p.m. Councilmembers present were Jeff Jordan, Ashlea Longenecker, Quattro Borders, Charles Gillenwater, and Jason Nelson. Mayor Pro-Tem Phillips arrived at 6:12 p.m. Councilmember Lisa Parker was absent. Planning and Zoning Commissioners present were Richard Dunn, Kathy Thorpe, Kathleen Sisson, and Burton Brown. Commissioner Mike Slye arrived at 6:09 p.m. Vice Chairman Porfiro Lopez was absent. Mayor Jordan and Chairman Dunn declared a quorum present.

Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Senior Planner Martin Mares, Fire Chief Brian Watson, Police Captain Jason Stastny, and Police Chief Les Edwards.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Joint Session agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council and Planning and Zoning Commission on any subject, but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council and Commission as a whole. When addressing the Council and Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council and/or the Chair and the Planning and Zoning Commission.

No comments were given.

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discuss and provide input regarding an update on the Comprehensive Plan, including the purpose and process of the Plan, a report on project progress to date, and refinement and finalization of key elements of the Strategic Direction, such as the City's Vision Statement, Plan Guiding Principles, and the development of Place Types.

There were discussions regarding what a comprehensive plan is, how the plan will be used, and the project process and timeline. There was a review of the population growth, the city's demographics, and the existing land use. There were discussions regarding the input received from the community open house and online engagement. The Strategic Direction was reviewed, including the vision statement, guiding principles, and future land use. Breakout groups were held to discuss vision planning and land-use ideas.

ADJOURNMENT OF JOINT WORK SESSION

There being no further business, Mayor Jordan and Chairman Dunn adjourned the meeting at 8:00 p.m.

JEFF JORDAN
MAYOR

RICHARD DUNN
P & Z Chairman

ATTEST:

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 3/23/2026

Date: 03/03/2026

Item #: 8.

Dept.: Administration

Ordinance

SUBJECT:

Second Reading: Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-31-20 approving the Contract for Collection of Solid Waste, an exclusive franchise agreement with Republic Waste Services of Texas, LTD. ("Franchise Agreement"), in order to approve the Third Amendment to the Franchise Agreement as set forth in Exhibit "A" thereto; providing for two readings in accordance with City Charter; providing for the incorporation of premises; approving the Third Amendment to the Franchise Agreement adopting an updated Term and Modification of Rates and repealing all conflicting terms of prior amendments to the Franchise Agreement and Ordinance No. O-31-20; authorizing the Mayor to execute the amended agreement upon its final approval; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

BACKGROUND:

The original term of the Republic Services contract expired on February 2, 2026. The agreement provides for up to three (3) additional five-year renewal terms. This amendment exercises the first renewal option and extends the City's solid waste collection contract through February 2, 2031.

Upon expiration of the original term, the contract also allows the parties to renegotiate service rates. Accordingly, this amendment includes a rate modification structure for the next five (5) years, with increases capped at a maximum of five percent (5%).

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the first reading of Ordinance O-04-26.

ORDINANCE NO. O-04-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING THE THIRD AMENDMENT TO THE EXCLUSIVE FRANCHISE AGREEMENT FOR SOLID WASTE COLLECTION WITH REPUBLIC WASTE SERVICES OF TEXAS, LTD., (“ORIGINAL AGREEMENT”), IN ACCORDANCE WITH STATE LAW AND CITY CHARTER; PROVIDING FOR THE INCORPORATION OF PREMISES; APPROVING THE THIRD AMENDMENT TO PROVIDE FOR AN EXTENSION OF THE TERM AND ADJUSTMENT OF RATES; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED AGREEMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the “City”), is a home-rule city with full power of local self-government; and

WHEREAS, the collection of municipal solid waste is a governmental function performed for the protection of the public health, safety, and general welfare; and

WHEREAS, the City, through the City Council, and pursuant to both state law and Article X “Utility and Public Service Franchises and Licenses” of the City’s Home Rule Charter (“Article X”), is authorized to amend the Original Agreement entered into on or about October 27, 2020; and

WHEREAS, the City Council on July 26, 2021, authorized the First Amendment to the Original Agreement; and

WHEREAS, the City Council on January 5, 2023, authorized the Second Amendment to the Original Agreement; and

WHEREAS, the City Council has determined it appropriate and necessary to consider the Third Amendment to the Original Agreement, attached hereto as **Exhibit “A”**; and

WHEREAS, in compliance with the City Charter, the City Council held a first reading on February 23, 2026, on the proposed Third Amendment to the Original Agreement; and

WHEREAS, in compliance with the City Charter, the City Council held a second reading on March 23, 2026, on the proposed Third Amendment to the Original Agreement; and

WHEREAS, Article X requires two readings of this Ordinance with a summary of this Ordinance being published within fifteen (15) days after the first reading; and

WHEREAS, the City has complied with the Charter and state law reading, and publication requirements, and the City Council has determined that the public health, safety, and welfare of the residents of Kaufman as well as the general public are best served by amending the Original Agreement to provide for an extension of term and adjustment of rates.

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

Section 1. Incorporation of Premises. The above and foregoing recitals are true and correct and are incorporated herein as findings of fact and made a part of this Ordinance.

Section 2. Amendment. In accordance with Article X of the Charter of the City of Kaufman, Texas, the Third Amendment to the Contract for Collection of Solid Waste by and between the City of Kaufman and Republic Waste Services of Texas, Ltd. (the "Amended Agreement"), a copy of which is attached hereto as **Exhibit "A"** and incorporated herein for all purposes, is hereby approved in form and substance for the public service of collection of residential and commercial solid waste in the City.

Section 3. Amended Extension of Term, Collection Rates and Franchise Fee Adopted. The term of the Agreement has been extended from 2026 until 2031. The rates for collection of solid waste within the City, including without limitation the franchise fees set forth in the Third Amended Agreement, are hereby adopted as set out in the Third Amended Agreement, subject to adjustments as provided in the Third Amended Agreement, or as further provided by ordinance of the City.

Section 4. Execution of Agreement. The Mayor or his designee is authorized to execute the Amended Agreement on behalf of the City.

Section 5. Cumulative Repealer. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City and shall not operate to repeal or affect any such other ordinances, except insofar as the provisions thereof are inconsistent or in conflict with the provisions hereof, and to the extent of such conflict, if any, such other ordinances are hereby repealed.

Section 6. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall take effect thirty (30) days after its final reading in accordance with Article X "Utility and Public Service Franchises and Licenses" of the City Charter.

PASSED AND APPROVED this 23rd day of February 2026.

PASSED AND ADOPTED this 23rd day of March 2026.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

EXHIBIT "A"
Amended Agreement

(Third Amendment to Contract for Collection of Solid Waste)

THIRD AMENDMENT TO CONTRACT FOR COLLECTION OF SOLID WASTE

THIS THIRD AMENDMENT to that contract entered into on or around October 27, 2020 and amended via a First Amendment dated July 30, 2021 and a Second Amendment dated January 5, 2023 and (collectively "Original Contract"), is made by and between the City of Kaufman, Texas, a home rule municipal corporation located at 209 S. Washington Street, Kaufman, Kaufman County, Texas, (hereinafter called "City"), and Republic Waste Services of Texas, Ltd. dba Republic Services of Dallas, a Texas corporation located at 1450 E. Cleveland Street, Hutchins, Texas 75141, (hereinafter called "Contractor").

WHEREAS, the City and Contractor desire to enter into this Third Amendment to the Original Contract to amend the term of the Original Contract and for the modification of the rates therein.

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties that the Original Contract is amended as follows and all other provisions of the Original Contract not herein amended to remain in full force and effect:

1. **Section 1, Grant of License: Term, Sub-Section B, Residential Collection:** This section is hereby revised to read as follows:

1. The term of this Contract shall be five (5) years beginning February 2, 2026, through midnight, February 2, 2031, with up to two (2) renewal terms of five (5) years each pending written agreement of both parties. Should either party desire to renew and extend the contract for an additional five (5) year period, the party shall give written notice to the other party not less than 180 days prior to the expiration of then then-current term of the Contract. The other party shall determine if the renewal is acceptable and if so, within 60 days of receipt of written notice, shall approve the extension in writing. If the renewal is not acceptable, the Contract shall terminate at the end of the original term or any such renewal period. If the party seeking renewal of the Contract does not receive a response within said sixty (60) day period, the party seeking renewal shall send a written notice to the other party indicating that the time for response has passed and providing an additional opportunity to respond of thirty (30) days. In the event that no response is forthcoming from the other party after the thirty (30) day period, such silence shall be treated as such party's assent to the renewal period.

2. **Section 11, Sub-Section G, Modification of Rates:** This section is hereby revised to read as follows for first bullet point under this section. All other items listed under modification of rates shall remain in full force and effect.

1. Annually, beginning October 1, 2026, Contractor shall increase the rates set forth in the Agreement (Exhibit A-1) in an amount equal to price increase listed for residential, commercial and industrial.

Rate adjustment beginning October 1, 2026:

Residential – Rate Increase of 3.5%
Commercial – Rate Increase of 5.0%
Industrial – Rate Increase of 5.0%

Rate adjustment beginning October 1, 2027:

Residential – Rate increase of 4.0%

Commercial – Rate increase of 5.0%

Industrial – Rate increase of 5.0%

Rate adjustment beginning October 1, 2028:

Residential Rate increase of 4.5%

Commercial Rate increase of 5.0%

Industrial Rate increase of 5.0%

Rate adjustment for October 1, 2029, and October 1, 2030:

Residential Rate increase of 5.0%

Commercial Rate increase of 5.0%

Industrial Rate increase of 5.0%

EXHIBIT A-1

SOLID WASTE PRICING

REPUBLIC SERVICES

FRANCHISED CITY RATES

CITY OF KAUFMAN

EFFECTIVE DATE 10/01/2025

COMMERCIAL FRONT LOAD RATES

Size	1xwk	2xwk	3xwk	4xwk	5xwk	6xwk	EX-FU	DEPOSIT
2-yd	\$ 86.14	\$ 156.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68.26 Mthly Rate
3-yd	\$ 107.18	\$ 187.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71.83 Mthly Rate
4-yd	\$ 126.33	\$ 220.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.44 Mthly Rate
6-yd	\$ 156.96	\$ 281.38	\$ 395.10	\$ 514.99	\$ -	\$ -	\$ -	\$ 80.85 Mthly Rate
8-yd	\$ 189.50	\$ 344.54	\$ 534.14	\$ 574.80	\$ -	\$ -	\$ -	\$ 86.22 Mthly Rate

Misc Front Load Charges

Delivery / Removal / Relocate	\$ 66.12	Lockbar/Caster set up fee	\$ 78.14	(one time charge)
Container Exchange / Burned	\$ 253.56	Casters / Locks	\$ 3.00	(per collection)
Overweight/Blocked/Trip Charges	\$ 25.84	Gates or Enclosures	\$ 1.69	(per collection)
Extra Yardage	\$ 33.65			

COMMERCIAL ROLL-OFF RATES

Size	Delivery	Rental	Disposal per Load	Haul Charge	Total per Load	Deposit
20-yd	\$ 123.81	\$ 191.95	\$ 120.20	\$ 360.60	\$ 480.80	\$ 604.61
30-yd	\$ 123.81	\$ 191.95	\$ 150.26	\$ 390.66	\$ 540.90	\$ 664.72
40-yd	\$ 123.81	\$ 219.36	\$ 150.26	\$ 420.70	\$ 570.95	\$ 694.76
30-yd Plr	Open	Open	\$ 180.30	\$ 450.76	\$ 631.05	Open
35-yd Plr	Open	Open	\$ 180.30	\$ 480.80	\$ 661.10	Open
42-yd Plr	Open	Open	\$ 180.30	\$ 510.86	\$ 691.15	Open

*Disp rate includes 4 tons for OT and 6 tons for plrs \$ 44.65 (per ton thereafter)

Misc Roll-Off Charges

Relocate Blocked or Not able to Service	\$ 150.26	Washout Open Top	\$ 198.34
Liner	\$ 60.10	Washout Compactor	\$ 240.40

COMMERCIAL HAND-COLLECT

Solid Waste Service:

# of carts	1x a week	2x a week
1	19.18	30.50
2	38.35	60.99
3	57.54	91.49
4	76.71	121.99

# of carts	1x a week	2x a week
5	95.89	152.49
6	115.06	182.99
7	134.24	213.49
8	153.42	243.98

Delivery/Removal	18.04
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Extra Pickup	10.93
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RESIDENTIAL COLLECTION:

Residential Trash (Once per week collection, cart content)	10.34
Residential Bulk / Brush (Bi-Monthly collection of 5 cu-yds)	0.79
Total Residential	\$ 11.14
Additional Cart	\$ 4.43

Delivery/Removal of Additional Carts \$16.39 Replacement Cart \$60.22

CONVENIENCE CENTER - Account 615-2100033

INDUSTRIAL ROLL-OFF RATES

Size	Rental	Disposal per Load	Haul Charge	Total Per Load
20-yd Recycle	\$ 177.89	\$ 114.19	\$ 318.53	\$ 432.72
40-yd	\$ 192.32	\$ 150.25	\$ 318.53	\$ 468.78
40-yd Compactor	\$ 408.68	\$ 180.30	\$ 378.63	\$ 558.93
40-yard	\$ 192.32	Included	\$ 456.76	\$ 456.76
40-yd Compactor	\$ 408.68	Included	\$ 516.86	\$ 516.86

*Disp rate includes 4-tons for OT and 6-tons for plrs \$ 44.65 (per ton thereafter)

SLUDGE ROLL-OFF RATES - Account 615-109650

Size	Liner	Rental	Disposal per Cu Yd	Haul Rate	haul charge = disposal per yd times 25 plus haul rate
25-yd Sludge	\$ 34.00	\$ 315.00	\$ 20.42	\$ 424.86	935.36

boxes are rented from IronClad

STORM DEBRIS MANAGEMENT

Service	Cost per Hour
Rear load service with driver & helper	\$192.50
Claw truck with 35yd container	\$165.00
Additional Trucks available (75-150yds) require 3-5 days' notice	\$275-330
Roll-off containers as needed at the city container rates quoted above	\$249.98

Rate adjustment beginning October 1, 2026:

Residential – Rate Increase of 3.5%
Commercial – Rate Increase of 5.0%
Industrial – Rate Increase of 5.0%

Rate adjustment beginning October 1, 2027:

Residential – Rate increase of 4.0%
Commercial – Rate increase of 5.0%
Industrial – Rate increase of 5.0%

Rate adjustment beginning October 1, 2028:

Residential Rate increase of 4.5%
Commercial Rate increase of 5.0%
Industrial Rate increase of 5.0%

Rate adjustment for October 1, 2029, and October 1, 2030:

Residential Rate increase of 5.0%
Commercial Rate increase of 5.0%
Industrial Rate increase of 5.0%

This Third Amendment shall be effective as of the date listed below and shall remain in effect according to the same terms provided for in the Original Contract.

Executed this the _____ day of _____, 2026.

CITY OF KAUFMAN, TEXAS

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

M. Ann Montgomery, City Attorney

Executed this the _____ day of _____, 2026.

CONTRACTOR

THE STATE OF TEXAS §

THE COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared: Scott Hempel, General Manager of the corporation known as Republic Services of Dallas, LLC known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said corporation, that he or she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation and that he or she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Executed on this the _____ day of _____ 2026.

Notary Public

Commission Expires: _____



Meeting
Date: 3/23/2026

Date: 03/03/2026

Item #: 9.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on Ordinance O-07-26, an ordinance of the City Council of the City of Kaufman, amending various provisions of the Code of Ordinances of the City of Kaufman, specifically amending Chapter 4, "Building Regulations" and Chapter 6, "Fire Prevention and Protection" by adopting and incorporating into the Code of Ordinances by reference the 2021 International Building Code, the 2021 International Residential Code, the 2020 National Electrical Code, the 2021 International Plumbing Code, the 2021 International Mechanical Code, the 2021 International Fuel Gas Code, the 2021 International Energy Conservation Code, the 2021 International Property Maintenance Code, the 2021 International Existing Building Code, and the 2021 International Swimming Pool and Spa Code, and the 2021 International Fire Code; providing for adoption of certain local amendments including amendments as recommended by the North Central Texas Council of Governments ("NCTCOG") to the codes as enumerated; providing for the incorporation of premises; providing for amendment; providing a cumulative repealer clause; providing for severability; providing a penalty in an amount not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues; and providing for publication and an effective date.

BACKGROUND:

The City of Kaufman adopted the 2015 editions of the International Code Council's (ICC) Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, Energy Conservation, Existing Building, Property Maintenance and the 2014 National Electric Code (NEC) in 2019. These codes have become dated. Additionally, the City's ISO rating is affected by not having current codes adopted.

Development Services and the Fire Department have discussed the merits of adopting the 2021 editions of the ICC codes. Staff is recommending adoption of the 2021 ICC editions and the 2020 National Electric Code along with the North Central Texas Council of Governments (NCTCOG) suggested regional code amendments. The cities of Forney, Terrell, and Crandall have adopted the 2021 ICC editions and the 2020 NEC Codes.

Author:
Johnny Bray

Reviewed:
Mike Holder, City Manager

Cost: NA

Funds Available: NA

Source: NA

Recommendation: Staff recommends approval of Ordinance O-07-26 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☒	☒	☐	☒	☐

ORDINANCE O-07-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING VARIOUS PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, SPECIFICALLY AMENDING CHAPTER 4, "BUILDING REGULATIONS" AND CHAPTER 6, "FIRE PREVENTION AND PROTECTION" BY ADOPTING AND INCORPORATING INTO THE CODE OF ORDINANCES BY REFERENCE THE 2021 INTERNATIONAL BUILDING CODE, THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2020 NATIONAL ELECTRICAL CODE, THE 2021 INTERNATIONAL PLUMBING CODE, THE 2021 INTERNATIONAL MECHANICAL CODE, THE 2021 INTERNATIONAL FUEL GAS CODE, THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2021 INTERNATIONAL EXISTING BUILDING CODE, AND THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE, AND THE 2021 INTERNATIONAL FIRE CODE; PROVIDING FOR ADOPTION OF CERTAIN LOCAL AMENDMENTS INCLUDING AMENDMENTS AS RECOMMENDED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS ("NCTCOG") TO THE CODES AS ENUMERATED; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Texas has adopted the International Building Codes as the official building codes to be used in the State of Texas in order to establish the minimum requirements to safeguard the public health, safety, and welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment; and

WHEREAS, the City Council of the City of Kaufman has determined that the Technical Codes adopted in the Code Ordinances of the City as amended by this Ordinance serve the best interest of the City and its citizens and that it is necessary to require that appropriate building standards and codes be applied to all persons who construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system in order to eliminate detrimental and negative impacts upon the public health, safety, or welfare; and

WHEREAS, the Council has reviewed the provisions set forth below for repeal and amendment and has determined that the proposed amendments serve the interest of public health, safety and welfare, and having reviewed the amendments set forth herein have determined that the regulations adopted are reasonable and prudent and further the goal of public health, safety and welfare;

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. The following sections are amended or repealed as follows:

2.1. Division 2 “Building Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

“Division 2 **Building Code**

§4.02.031 **Adoption.** The City hereby adopts the International Building Code, 2021 edition, propounded by the International Code Council.

§4.02.032 **Amendments.** The North Central Texas Council of Governments’ amendments are adopted. These amendments as shown on Exhibit “A” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

2.2. Division 3 “Residential Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

“Division 3 **Residential Code**

§4.02.061 **Adoption.** The City hereby adopts the International Residential Code, 2021 edition, propounded by the International Code Council.

§4.02.062 **Amendments.** The North Central Texas Council of Governments’ amendments are adopted. These amendments as shown on Exhibit “B” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

2.3. Division 4 “Electrical Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended as follows:

“Division 4 **Electrical Code**

§4.02.091 **Adoption.** The City hereby adopts the National Electrical Code, 2020 edition, propounded by the National Fire Protection Association.

§4.02.092 **Amendments.** The North Central Texas Council of Governments’ amendments are adopted. These amendments as shown on Exhibit “C” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

2.4. Division 5 “Plumbing Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended as follows:

“Division 5 **Plumbing Code**

§4.02.121 **Adoption.** The City hereby adopts the International Plumbing Code, 2021 edition, propounded by the International Code Council.

§4.02.122 **Amendments.** The North Central Texas Council of Governments’ amendments are adopted. These amendments as shown on Exhibit “D” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

2.5. Division 6 “Mechanical Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

“Division 6 **Mechanical Code**

§4.02.151 **Adoption.** The City hereby adopts the International Mechanical Code, 2021 edition, propounded by the International Code Council.

§4.02.152 **Amendments.** The North Central Texas Council of Governments’ amendments are adopted. These amendments as shown on Exhibit “E” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

2.6. Division 7 “Gas Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended as follows:

“Division 7 **Gas Code**

§4.02.181 **Adoption.** The City hereby adopts the International Fuel Gas Code, 2021 edition, propounded by the International Code Council.

§4.02.182 **Amendments.** The North Central Texas Council of Governments’ amendments are adopted. These amendments as shown on Exhibit “F” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

2.7. Division 8 “Energy Conservation Code” of Article 02 “Construction Codes and Standards” of Chapter 4 “Building Regulations” of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

“Division 8 **Energy Conservation Code**

§4.02.211 **Adoption.** The City hereby adopts the International Energy Conservation Code, 2021 edition, propounded by the International Code Council.

§4.02.212 **Amendments.** The North Central Texas Council of Governments' amendments are adopted. These amendments as shown on Exhibit "G" to Ordinance O-07-26 shall be attached to the enumerated code as indicated."

2.8. Division 9 "Property Maintenance Code" of Article 02 "Construction Codes and Standards" of Chapter 4 "Building Regulations" of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

"Division 9 Property Maintenance Code

§4.02.241 **Adoption.** The City hereby adopts the International Property Maintenance Code, 2021 edition, propounded by the International Code Council.

§4.02.242 **Amendments.** The North Central Texas Council of Governments' amendments are adopted. These amendments as shown on Exhibit "H" to Ordinance O-07-26 shall be attached to the enumerated code as indicated."

2.9. Division 10 "Existing Building Code" of Article 02 "Construction Codes and Standards" of Chapter 4 "Building Regulations" of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

"Division 10 Existing Building Code

§4.02.271 **Adoption.** The City hereby adopts the International Existing Building Code, 2021 edition, propounded by the International Code Council.

§4.02.272 **Amendments.** The North Central Texas Council of Governments' amendments are adopted. These amendments as shown on Exhibit "I" to Ordinance O-07-26 shall be attached to the enumerated code as indicated."

2.10. Division 11 "Swimming Pool and Spa Code" of Article 02 "Construction Codes and Standards" of Chapter 4 "Building Regulations" of the Code of Ordinances of the City of Kaufman, is hereby amended and shall be and read in its entirety as follows:

"Division 11 Swimming Pool and Spa Code

§4.02.301 **Adoption.** The City hereby adopts the International Swimming Pool and Spa Code, 2021 edition, propounded by the International Code Council.

§4.02.302 **Amendments.** The North Central Texas Council of Governments' amendments are adopted. These amendments as shown on Exhibit "J" to Ordinance O-07-26 shall be attached to the enumerated code as indicated."

2.11. Section 6.05.031 “Adoption” of Division 2 “International Fire Code” of Article 6.05 “Fire Codes” of Chapter 6 “Fire Prevention and Protection” of the Code of Ordinances of the City of Kaufman, is hereby amended as follows:

“Division 2 **International Fire Code**

§6.05.031 **Adoption.**

- (a) The City hereby adopts the following standardized rules and regulations propounded by the International Code Council more specifically as follows: International Fire Code, 2021 edition.”

2.12. Section 6.05.032 “Amendments” of Division 2 “International Fire Code” of Article 6.05 “Fire Codes” of Chapter 6 “Fire Prevention and Protection” of the Code of Ordinances of the City of Kaufman, is hereby amended as follows:

“§6.05.032 **Amendments.** The North Central Texas Council of Governments’ amendments with option B are adopted. These amendments as shown on Exhibit “K” to Ordinance O-07-26 shall be attached to the enumerated code as indicated.”

SECTION 3. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 5. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this ____ day of _____, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

EXHIBIT “A”
2021 International Building Code
North Central Texas Council of Governments Amendments

2021 INTERNATIONAL BUILDING CODE AMENDMENTS

The following amendments repeal and re-enact or add sections to the International Building Code, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1; change to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Kaufman and shall be cited as such. It is referred to herein as “this code”.

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Section 101.4.8; add the following:

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Sections 103 and 103.1; amend to insert the Department Name

CITY OF KAUFMAN BUILDING SAFETY DIVISION

103.1 Creation of enforcement agency. The Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*.

[Remainder Unchanged]

Section 105.2 Work exempt from permit; under sub-title entitled “Building” delete items 1, 2, 6, and 10 and re-number as follows:

Building:

- ~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).~~
- ~~2. Fences not over 7 feet (1829 mm) high.~~
3. 1. (Unchanged)
4. 2. (Unchanged)
5. 3. (Unchanged)
- ~~6. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.~~
7. 4. (Unchanged)
8. 5. (Unchanged)
9. 6. (Unchanged)
- ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

11- 7. (Unchanged)

12- 8. (Unchanged)

13- 9. (Unchanged)

Section 109; add Section 109.7 to read as follows:

109.7 Re-inspection Fee. A fee as established by resolution or ordinance may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address is clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged (failed) twice for the same item;
6. Failure to maintain erosion control, trash control or tree protection.
7. Any work concealed without first obtaining the required inspection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section 109; Add section 109.8, 109.8.1, 109.8.2, and 109.9 to read as follows;

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

Section 110.6; change to read as follows;

A compliance letter or report stamped by the Engineer of Record must be provided if requested by the Building Official and/or the Building Inspector.

Section 202; amend definition of Ambulatory Care Facility as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to ~~individuals~~ persons who are rendered incapable of self-preservation by the services provided ~~or staff has accepted responsibility for care recipients already incapable.~~ This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; add definition of Assisting Living Facilities to read as follows.

ASSISTED LIVING FACILITIES. *A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which*

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

Section 202; amend definition of "Repair Garage" as follows:

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

Section 202; amend definition of SPECIAL INSPECTOR to read as follows:

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and approved by the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

Section 202; amend definition of HIGH-RISE BUILDING to read as follows:

Option B

****Section 202; amend definition to read as follows:**

HIGH-RISE BUILDING. A building with an occupied floor located more than 75 55 feet (22-860 mm) (16 764 mm) above the lowest level of fire department vehicle access.

Section 303.1.3; add a sentence to read as follows:

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, when applying the assembly requirements of Chapters 10 and 11.

Section 304.1; add the following to the list of occupancies:

Fire stations
Police stations with detention facilities for 5 or less

Section 307.1.1; add the following sentence to Exception 4:

4. Cleaning establishments... {Text unchanged} ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1, Exception 3; change to read as follows:

3. The open-air portion of a building [remainder unchanged]

Section 403.3, Automatic Sprinkler System. Delete exception;

Section 403.3.2; change to read as follows:

[F] 403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

Exception: {No change to exception.}

Section 404.10 Exit Stairways in an atrium. Where an atrium contains an exit access stairway all the following shall be met:

[Remainder Unchanged]

Section 406.3.3.1 Carport separation; add sentence to read as follows:

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

Section 423.5.1; change to read as follows:

423.5.1 Required occupant capacity. The required occupant capacity of the storm shelter shall include all of the buildings on the site and shall be the total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on the site, the storm shelter shall at a minimum accommodate the required occupant capacity for the new building.
2. Where approved by the building official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.
3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

Section 503.1.; add sentence to read as follows:

503.1. General. [Existing Text to remain]

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls, except as allowed in Section 510.

Table 506.2; delete footnote i from table

Section 506.3.1; add sentence to read as follows:

506.3.1 Minimum percentage of perimeter. [Existing Text remains]

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot-wide pathway meeting fire department access from the street or approved fire lane shall be provided.

Section 708.4.2; change sentence to read as follows:

708.4.2 Fireblocks and draftstops in combustible construction. *[Body of text unchanged]*

Exceptions:

1. Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping.
[Remainder unchanged]

Section 718.3; change sentence to read as follows:

718.3 Draftstopping in floors. *[Body of text unchanged]*

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

Section 718.4; change sentence to read as follows:

718.4 Draftstopping in attics. *[Body of text unchanged]*

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

Section 901.6.1; add Section 901.6.1.1 to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 902.1.1; add the following paragraph to read as follows:

Riser Room Exterior Access. The fire sprinkler riser room shall be accessible from an exterior door opening.

Section 903.1.1; change to read as follows:

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard or as *approved* by the *fire code official*.

Section 903.2; add paragraph to read as follows and delete the exception for telecommunications buildings:

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

Section 903.2.4.2; change to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

Section 903.2.9.4 and 903.2.9.5; delete Exception to 903.2.9.4 and add Section 903.2.9.5 to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Option B

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 55 ~~35~~ feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more, other than penthouses in compliance with Section 1510 of the International Building Code, located 55 35 feet (46 764 10 668 mm)~~ or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

2. Occupancies in Group F-2.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code* where all of the following conditions apply:

- a. The structure is freestanding.
- b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking.
- c. The structure does not exceed 3 stories.
- d. An approved fire apparatus access road is provided around the entire structure.

Section 903.3.1.1.1; change to read as follows:

903.3.1.1.1 Exempt Locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ...*{text unchanged}*... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. (Deleted)
5. Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. (Deleted)

Section 903.3.1.2; change to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35 feet (10668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 35 feet (10668 mm) or less below the lowest level of fire department vehicle access.

{No change to remainder of section.}

Section 903.3.1.2.2; change to read as follows:

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies. *{Delete the rest of this section.}*

Section 903.3.1.2.3; delete section and replace as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; change to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1.4; add to read as follows:

[F] 903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5; add a second paragraph to read as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

Section 903.4; add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2; add second paragraph to read as follows:

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 905.2; change to read as follows:

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

Section 905.3; add Section 905.3.9 and exception to read as follows:

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
2. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4; change Items 1, 3, and 5, and add Item 7 to read as follows:

1. In every required ~~interior~~ exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.
2. {No change.}
3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
Exception: Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a {remainder of text unchanged}
4. {No change.}
5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection ~~shall be~~ located to serve the roof or at the highest landing of an ~~interior~~ exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

high/low Supervisory alarm.

Section 905.9; add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 906.1(1); delete Exception #3:

Section 907.1; add Section 907.1.4 to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

Section 907.2.1; change to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons, or where the occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3; change to read as follows:

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}
- 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

Section 907.2.10; change to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

Section 907.2.13, Exception 3; change to read as follows:

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

Section 907.4.2; add Section 907.4.2.7 to read as follows:

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.6.1; add Section 907.6.1.1 to read as follows:

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

Section 907.6.3; delete all four Exceptions.

Section 907.6.6; add sentence at end of paragraph to read as follows:

See 907.6.3 for the required information transmitted to the supervising station.

Section 910.2; change read and change Exception 2 and 3 to read as follows:

910.2 Where required. Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1, 910.2.2, and 910.3.2.

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m^*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2.3; add to read as follows:

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.4.3.1; change to read as follows:

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

Section 912.2; add Section 912.2.3 to read as follows:

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 913.2.1; add Section 913.2.1.1 and exception to read as follows:

913.2.1.1 Fire Pump Room Access. When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by IFC Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by IFC Section 506.1.

Section 1006.2.1 change exception 3 to read as follows;

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.
Exception to read as follows:

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

Section 1009.8 Two Way Communication; add the following Exception 7:
[Text Remains]

Exceptions:

7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

Section 1010.2.5 Bolt Locks; amend exceptions 3 and 4 as follows:

Exceptions:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (remainder unchanged)

4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)

Section 1020.2 Construction; add new exception 6 as follows:

6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

Section 1030.1.1.1 Spaces under grandstands and bleachers; delete this section.

Section 1101.1 Scope; add exception to Section 1101.1 as follows:

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 1809.5.1 Frost Protection at required exits; delete this section

Section 2702.5; added to read as follows:

Section 2702.5 Designated Critical Operations Areas (DCOA): In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

Section 2901.1; add a sentence to read as follows:

[P] 2901.1 Scope. *{existing text to remain}* The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

Section 2902.1; add a second paragraph to read as follows:

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

Table 2902.1; add footnote g to read as follows:

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Add Section 2902.1.4 to read as follows:

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the Building Official and/or health inspector.

Section 3002.1 Hoistway Enclosure Protection required. Add exceptions as follows:

Exceptions:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; Delete exceptions and add two new exceptions to as follows:

Exceptions:

1. Elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. Elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

EXHIBIT "A"
2021 International Building Code
North Central Texas Council of Governments Amendments

Section 3005.5: Add a new subsection to Section 3005.5.1 as follows:

3005.5.1 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.5.1.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

3005.5.1.1.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoist-ways.

3005.5.1.1.2 Sprinkler system monitoring. The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.5.1.2 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.5.1.3 Omission of Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

Section 3005.8; add Section 3005.8 as follows:

3005.8 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed".

Option B

Section 3006.2, Hoistway opening protection required; Revise text as follows:

5. The building is a high rise and the elevator hoistway is more than ~~75 feet (22 860 mm)~~ 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway."

Section 3007.3 and Section 3008.3: Revise text by deleting "enclosed" as follows:

3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the ~~enclosed~~ lobby shall be prevent from infiltrating into the hoist-way enclosure in accordance with an approved method.

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the ~~enclosed~~ lobby shall be prevent from infiltrating into the hoist-way enclosure in accordance with an approved method.

END

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

2021 International Residential Code Amendments

The following amendments repeal and re-enact or add sections to the International Residential Code, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

Section R103 and R103.1 amend to insert the Department Name

BUILDING SAFETY DIVISION

R103.1 Creation of enforcement agency. The BUILDING SAFETY DIVISION is hereby created and the official in charge thereof shall be known as the *building official*.

Section R104.10.1 Flood Hazard areas; delete this section.

Section R105.2 Work exempt from permit, Building; amend section to read as follows;

- ~~1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²). (Deleted)~~
- ~~2. Fences not over 7 feet (2134 mm) high. (Deleted)~~
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- ~~5. Sidewalks and driveways. (Deleted)~~
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

Section R105.3.1.1& R106.1.4; delete these sections.

Section 108; add Section 108.7 to read as follows:

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

108.7 Re-inspection Fee. A fee as established by city resolution or ordinance may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address is clearly posted.
3. City approved plans are not available on the job site to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. The job site is red-tagged (failed) twice for the same item.
6. Failure to maintain erosion control, trash control or tree protection.
7. Any work concealed without first obtaining the required inspection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section 108; Add section 108.8, and 108.2 to read as follows;

108.8 Work without a permit.

108.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

108.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

Section R110 (R110.1 through R110.5); delete the section.

Section R202; change definition of "Townhouse Unit" to read as follows:

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

Table R301.2 (1); fill in as follows:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER- LAYMENT ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	Topographic Effects ^k	Special Wind Region ^{al}	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c					
5 lb/ft	115 (3 sec- gust)/ 76 fastest mile	No	No	No	A	Moderate	6"	Very Heavy	22 ^o F	No	Local Code	150	64.9 ^o F

Delete remainder of table Manual J Design Criteria and footnote N

Section R302.1; add exception #6 to read as follows:

Exceptions: {previous exceptions unchanged}

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

Section R302.3; add Exception #3 to read as follows:

Exceptions:

1. {existing text unchanged}
2. {existing text unchanged}
3. Two-family dwelling units (duplexes) that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.2.6; delete exception #6:

Exceptions: {previous exceptions unchanged}

6. ~~Townhouse units protected by a fire sprinkler system complying with Section P2904 or NFPA 13D.~~

Section R302.5.1; change to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Equipped with a self-closing or automatic closing device.~~

Section R303.3, Exception; amend to read as follows:

Exception: {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

R307.3 Blocking. Required at one toilet at grade level. Blocking per Sec. R307.4 and Figure 307.4, shall be installed at rear wall and one wall adjacent to toilet at the lowest living level where a toilet is provided.

R307.4 Blocking. Blocking may be 1/2" plywood or equivalent or 2 x solid wood blocking flush with wall.

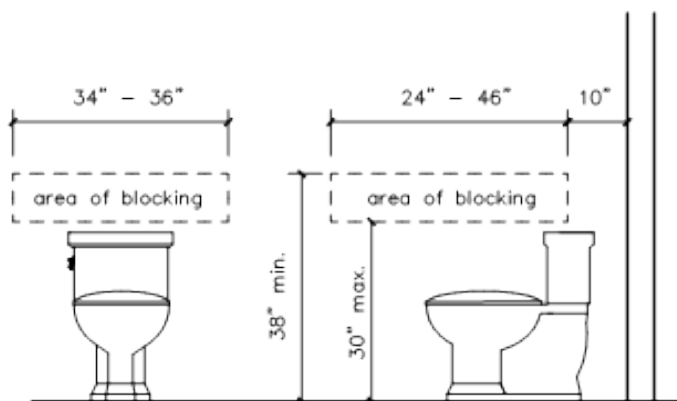


Figure 307.4

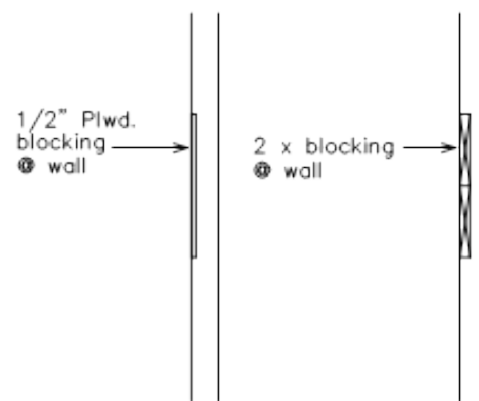


Figure 307.4

Section R313.2 One and Two Family Dwellings; Delete this section and subsection in their entirety.

Section R315.2.2 Alterations, repairs and additions; amend to read as follows:

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

Exception:

1. [existing text remains]
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

Section R322 Flood Resistant Construction; deleted section.

Section 327.1.1; add to read as follows:

Section 327.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception:

A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

Section R401.2; amended by adding a new paragraph following the existing paragraph to read as follows.

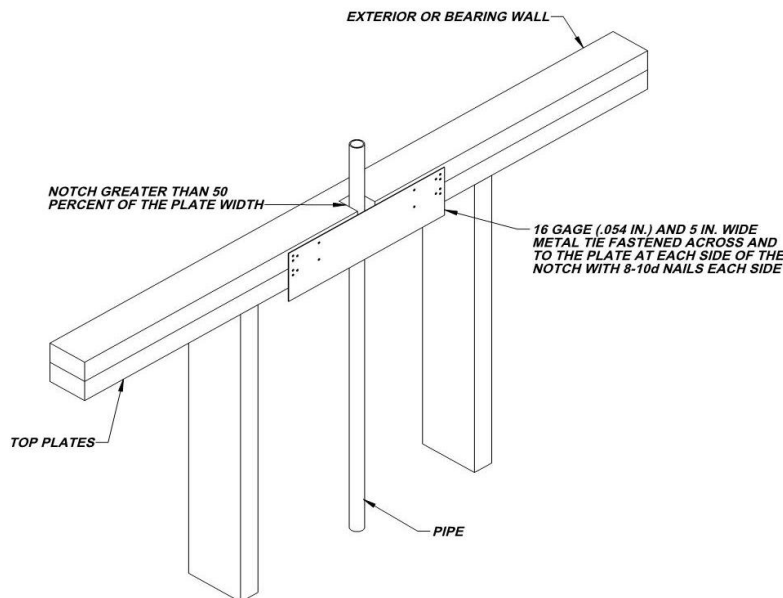
Section R401.2. Requirements. {existing text unchanged} ...

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

Section R602.6.1; amend the following:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 1½ inches (38 mm) 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

Figure R602.6.1; delete the figure and insert the following figure:



Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

Section R902.1; amend and add exception #5 to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. ~~in designated by law as requiring their use or when the edge of the roof is less than 3 feet from a lot line.~~ {remainder unchanged}

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}
5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed (area defined by jurisdiction).

Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2021 IECC for energy code provisions and recommended amendments.

Section M1305.1.2; change to read as follows:

M1305.1.2 Appliances in attics. Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions: [remaining text unchanged]

Section M1411.3; change to read as follows:

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an ~~approved place of disposal~~ a sanitary sewer through a trap, by means of a direct or indirect drain. {remaining text unchanged}

Section M1411.3.1, Items 3 and 4; add text to read as follows:

M1411.3.1 Auxiliary and secondary drain systems. {bulk of paragraph unchanged}

1. {text unchanged}
2. {text unchanged}
3. An auxiliary drain pan... {bulk of text unchanged}... with Item 1 of this section. A water level detection device may be installed only with prior approval of the *building official*.
4. A water level detection device... {bulk of text unchanged}... overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

Section M1411.3.1.1; add text to read as follows:

M1411.3.1.1 Water-level monitoring devices. On down-flow units ...*{bulk of text unchanged}*... installed in the drain line. A water level detection device may be installed only with prior approval of the *building official*.

M1503.6 Makeup Air Required; amend and add exception as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with [Section M1503.6.2](#).

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

Section M2005.2; change to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

Section G2408.3 (305.5) Private Garages; delete this section in its entirety.

Section G2415.2 (404.2) CSST; add a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of ~~12 inches (305 mm)~~ 18 inches (457 mm) below grade, ~~except as provided for in Section G2415.12.1.~~

G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety

Section G2417.1 (406.1); change to read as follows:

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *piping* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The *permit* holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this *code*. The *permit* holder shall give reasonable advance notice to the *building official* when the *piping system* is ready for

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

testing. The *equipment*, material, power and labor necessary for the inspections and test shall be furnished by the *permit* holder and the *permit* holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4; change to read as follows:

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. ~~Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.~~

Section G2417.4.1; change to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, ~~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.~~ For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section G2417.4.2; change to read as follows:

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for ~~be not less than 40~~ fifteen (15) minutes. For welded *piping*, and for *piping* carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for less than thirty (30) minutes.

Section G2420.1 (406.1); add Section G2420.1.4 to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) *piping* systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the *valves*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the *valve*. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's *piping*, fittings, and *valves* between anchors. All *valves* and supports shall be designed and installed so they will not be disengaged by movement of the supporting *piping*.

Section G2420.5.1 (409.5.1); add text to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve...*{bulk of paragraph unchanged}*... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1); add text and Exception to read as follows:

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be ... *{bulk of paragraph unchanged}*... *approved* for outdoor installation. Access to *regulators* shall comply with the requirements for access to *appliances* as specified in Section M1305.

Exception: A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; delete Exception 1 and Exception 4.

Section G2445.2 (621.2); add Exception to read as follows:

G2445.2 (621.2) Prohibited use. One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

Exception: Existing *approved unvented room heaters* may continue to be used in *dwelling units*, in accordance with the *code* provisions in effect when installed, when *approved* by the *Building Official* unless an unsafe condition is determined to exist as described in *International Fuel Gas Code* Section 108.7 of the Fuel Gas Code.

Section G2448.1.1 (624.1.1); change to read as follows:

G2448.1.1 (624.1.1) Installation requirements. The requirements for *water heaters* relative to access, sizing, *relief valves*, drain pans and scald protection shall be in accordance with this *code*.

Section P2603; add to read as follows:

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section P2603.5.1 Sewer Depth; change to read as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section P2604; add to read as follows:

P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section P2801; change to read as follows:

P2801.6 Required pan.

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inch (0.9 mm) in thickness.
3. Other *approved* materials.

~~A plastic pan beneath a gas-fired water heater shall be constructed of material having a flame spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 or UL 723.~~

Section P2801.6.1; change to read as follows:

Section P2801.6.1 Pan size and drain. The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.
{existing text unchanged}

Section P2804.6.1; change to read as follows:

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge ~~to the floor, to the pan serving the water heater or storage tank, to a waste receptor an~~ approved location or to the outdoors.

[remainder unchanged]

Section P2902.5.3; change to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section P3003.9; change to read as follows:

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be

EXHIBIT "B"
2021 International Building Code
North Central Texas Council of Governments Amendments

made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

~~Exception: A primer is not required where both of the following conditions apply:~~

- ~~1. The solvent cement used is third-party certified as conforming to ASTM D 2564~~
- ~~2. The solvent cement is used only for joining PVC drain, waste, and vent pipe and fittings in not pressure applications in sizes up to and including 4 inches (102mm) in diameter.~~

Section P3111Combination waste and vent systems; delete this section in its entirety.

Section P3112.2 Vent Connection; delete and replace with the following:

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

END

EXHIBIT "C"
2020 National Electrical Code
North Central Texas Council of Governments Amendments

2020 NATIONAL ELECTRICAL CODE AMENDMENTS

The following amendments repeal and re-enact or add sections to the National Electrical Code, 2020 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Article 100; add the following to definitions:

Engineering Supervision. Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

Article 110.2; change the following to read as follows:

110.2 Approval. The conductors and equipment required or permitted by this *Code* shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third-party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the International Code Council International Accreditation Service AC354 or ANSI National Accreditation Board programs and approved by the AHJ.

Exception: *Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third-party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the ICC IAS AC354 or ANAB programs and approved by the AHJ*

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of *Approved*, *Identified*, *Labeled*, and *Listed*.

Informational Note No. 2: Manufacturer's self-certification of equipment may not necessarily comply with U.S. product safety standards as certified by a Nationally Recognized Testing Lab.

Informational Note No. 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third-party inspection agency.

Article 400.8 Field Identification Required: Change the following to read as follows

408.4 Field Identification Required.

(A) Circuit Directory or Circuit Identification.

Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include an approved degree of detail that allows each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory that is located on the face or inside of, or in an approved location adjacent *and permanently affixed* the panel door in the case of a panelboard and at each switch or circuit breaker in a switchboard or switchgear. No circuit shall be described in a manner that depends on transient conditions of occupancy.

Article 410.118: Change the following to read as follows

410.118 Access to other boxes.

Luminaires recessed in the ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire.

EXHIBIT "C"
2020 National Electrical Code
North Central Texas Council of Governments Amendments

Exception: *removable luminaires with a minimum measurement of 22 in. X 22 in. shall be permitted to be used as access to outlet, pull, junction boxes or conduit bodies.*

Article 422.31 B: Change the following to read as follows

422.31 B Appliances Rated over 300 Volt-Amperes

(B) **Appliances Rated over 300 Volt-Amperes.** For permanently connected appliances rated over 300 volt-amperes, the branch-circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from and is readily accessible to the appliance it serves or is capable of being locked in the open position in accordance with 110.25 and is readily accessible to the appliance it serves.

Informational Note No. 1: For appliances employing unit switches, see 422.34.

Informational Note No 2: The following means of access are considered to constitute readily accessible for this code change when conforming to the additional access requirements of the I Codes:

- (1) A permanent stair.
- (2) A pull-down stair with a minimum 300 lb. (136 kg) capacity.
- (3) An access door from an upper floor level.

Article 500.8 (A) (3); change to read as follows:

500.8 Equipment.

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

- (1) Equipment listing or labeling;
- (2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation; or,
- (3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self evaluation or an engineering judgment signed and sealed by a qualified licensed Professional Engineer in the State of Texas.

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

Article 505.7 (A) changed to read as follows:

505.7 Special Precaution.

EXHIBIT "C"
2020 National Electrical Code
North Central Texas Council of Governments Amendments

Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified licensed Professional Engineer in the State of Texas.

Article 695.6 A 1: Change the following to read as follows

695.6 (A) Supply Conductors.

(1) Services and On-Site Power Production Facilities.

Service conductors and conductors supplied by on-site power production facilities shall be physically routed outside a building(s) and shall be installed as service-entrance conductors in accordance with 230.6, 230.9, and Parts III and IV of Article 230. Where supply conductors cannot be physically routed outside of buildings, the conductors shall be permitted to be routed through the building(s) where installed in accordance with 230.6(1) or (2).

Article 710.15 A: Change the following to read as follows

710.15 General

710.15(A) Supply Output.

Power supply to premises wiring systems fed by stand-alone or isolated microgrid power sources shall have adequate capacity to meet the calculated load in accordance with Article 220.

END

EXHIBIT "D"
2021 International Plumbing Code
North Central Texas Council of Governments Amendments

2021 International Plumbing Code Amendments

The following amendments repeal and re-enact or add sections to the *International Plumbing Code*, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Table of Contents, Chapter 7, Section 713; change to read as follows:

713 Engineered Drainage Design 7-12

Section 101.1; change to read as follows:

101.1. Title. These regulations shall be known as the Plumbing Code for the City of Kaufman and shall be cited as such. It is referred to herein as the "this code."

Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Section 305; change to read as follows:

305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section 305.4.1; changed to read as follows:

305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section 306.2.4; added to read as follows:

306.2.4 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section 413.4; change to read as follows:

413.4 Required location for floor drains. Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.

EXHIBIT "D"
2021 International Plumbing Code
North Central Texas Council of Governments Amendments

2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks
3. Public restrooms.

Section 608.17.5; change to read as follows:

608.17.5 Connections to lawn irrigation systems.

The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer.

Section 703.6; Delete

Section 704.5; added to read as follows:

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

Section 712.4.3; add Section 712.4.3 to read as follows:

712.4.3 Dual Pump System. All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

Section 713, 713.1; change to read as follows:

SECTION 713 ENGINEERED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered engineer using *approved* design methods.

Section 903.1.1; change to read as follows:

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof. ~~Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.~~

Section 1109; delete this section.

Section 1202.1; delete Exceptions 1 and 2.

END

EXHIBIT "E"
2021 International Mechanical Code
North Central Texas Council of Governments Amendments

2021 International Mechanical Code Amendments

The following amendments repeal and re-enact or add sections to the *International Mechanical Code*, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1; change to read as follows:

101.1. Title. These regulations shall be known as the Mechanical Code for the City of Kaufman and shall be cited as such. It is referred to herein as the "this code."

Section 102.8; change to read as follows:

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Section 306.5; change to read as follows:

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where *equipment* requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... {remainder of text unchanged}.

Section 306.5.1; change to read as follows:

306.5.1 Sloped Roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*...{remainder of text unchanged}.

Section 501.3; add an exception to read as follows:

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of

EXHIBIT "E"
2021 International Mechanical Code
North Central Texas Council of Governments Amendments

- dwelling units having private attics.
2. Commercial cooking recirculating systems.
 3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
 4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

END

EXHIBIT "F"
2021 International Fuel Gas Code
North Central Texas Council of Governments Amendments

2021 International Fuel Gas Code Amendments

The following amendments repeal and re-enact or add sections to the *International Fuel Gas Code*, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1; change to read as follows:

101.1. Title. These regulations shall be known as the Fuel Gas Code for the City of Kaufman and shall be cited as such. It is referred to herein as the "this code."

Section 102.2; add an exception to read as follows:

Exception: Existing dwelling units shall comply with Section 621.2.

Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the *National Electrical Code* shall mean the Electrical Code as adopted.

Section 306.5; change to read as follows:

[M] 306.5 Equipment and Appliances on Roofs or Elevated Structures. Where *equipment* requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... {remainder of text unchanged}.

Section 306.5.1; change to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

Section 401.5; add a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING 1/2 to 5 psi gas pressure Do Not Remove"

EXHIBIT "F"
2021 International Fuel Gas Code
North Central Texas Council of Governments Amendments

Section 404.12; change to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (305 458 mm) top of pipe below grade, ~~except as provided for in Section 404.12.1.~~

404.12.1 Delete in its entirety.

Section 406.4; change to read as follows:

406.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

Section 406.4.1; change to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 1-1/2 times the proposed maximum working pressure, but no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, ~~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.~~ For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section 409.1; add Section 409.1.4 to read as follows:

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an *approved* termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section 410.1; add a second paragraph and exception to read as follows:

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Section 621.2; add exception as follows:

EXHIBIT "F"
2021 International Fuel Gas Code
North Central Texas Council of Governments Amendments

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing *approved* unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when *approved* by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

END

EXHIBIT "G"
2021 International Energy Conservation Code
North Central Texas Council of Governments Amendments

2021 International Energy Conservation Code Amendments

The following amendments repeal and re-enact or add sections to the International Energy Conservation Code, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1; change to read as follows:

101.1. Title. This code shall be known as the Energy Conservation Code of the City of Kaufman and shall be cited as such. It is referred to herein as "this code."

Section 105.2 Required Inspections; Changed numbering and to read as follows:

R105.2.1 Footing and foundation inspection.

Inspections associated with footings and foundations shall verify compliance with the code as to R-value, location, thickness, depth of burial and protection of insulation as required by the code and approved plans and specifications.

R105.2.2 Framing and Air Barrier rough-in inspection.

Inspections at framing and rough-in shall be made before application of insulation and shall verify compliance with the code as to air leakage controls as required by this code; and approved plans and specifications.

R105.2.3 Insulation and Fenestration rough-in inspection.

Inspections at framing and rough-in shall be made before application of interior finish and shall verify compliance with the code as to types of insulation and corresponding R-values and their correct location and proper installation; fenestration properties such as U-factor and SHGC and proper installation.

R105.2.4 Plumbing rough-in inspection.

Inspections at plumbing rough-in shall verify compliance as required by the code and approved plans and specifications as to types of insulation and corresponding R-values and protection and required controls.

R105.2.5 Mechanical rough-in inspection.

Inspections at mechanical rough-in shall verify compliance as required by the code and approved plans and specifications as to installed HVAC equipment type and size, required controls, system insulation and corresponding R-value, system air leakage control, programmable thermostats, dampers, whole-house ventilation, and minimum fan efficiency.

Exception: Systems serving multiple dwelling units shall be inspected in accordance with Section C105.2.4.

R105.2.6 Final inspection.

The building shall have a final inspection and shall not be occupied until approved. The final inspection shall include verification of the installation of all required building systems, equipment and controls and their proper operation and the required number of high-efficacy lamps and fixtures.

Section C102/R102 General; add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:

C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R102.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in

EXHIBIT "G"
2021 International Energy Conservation Code
North Central Texas Council of Governments Amendments

compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.

Section R202 (N1101.6) Definitions; add the following definition:

PROJECTION FACTOR. The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

Section R202 (N1101.6) Definitions; add the following definition:

DYNAMIC GLAZING. Any fenestration product that has the fully reversible ability to change its performance properties, including U-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

Table 402.1.2 Maximum Assembly/Climate Zone items: amend table as follows.

Climate Zone	Fenestration U-Factor^f	Ceiling U-Factor
2	.40	0.29
3	0.32	0.29

Table 402.1.3 Insulation/Climate Zone items: amend table as follows.

Climate Zone	Fenestration U-Factor^{b,i}	Ceiling R-Value	Wood Frame Wall R-Value	Slab R-Value & Depth
2	.40	42	13 or 0 + 10	0
3	0.32	42	19 or 13+3ci, 0+15	0

Section C402.5.2 Dwelling and sleeping unit enclosure testing. Added the underlined to read as follows

C402.5.2 Dwelling and sleeping unit enclosure testing. The building thermal envelope shall be tested in accordance with ASTM E779, ANSI/RESNET/ICC 380, ASTM E1827 or an equivalent method approved by the code official. The measured air leakage shall not exceed 0.30 cfm/ft² (1.5 U_s m²) of the testing unit enclosure area at a pressure differential of 0.2 inch water gauge (50 Pa). Where multiple dwelling units or sleeping units or other occupiable conditioned spaces are contained within one building thermal envelope, each unit shall be considered an individual testing unit, and the building air leakage shall be the weighted average of all testing unit results, weighted by each testing unit's enclosure area. Units shall be tested separately with an unguarded blower door test as follows:

1. Where buildings have fewer than eight testing units, each testing unit shall be tested.
2. For buildings with eight or more testing units, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional two three units shall be tested, including a mixture of testing unit types and locations.

Section R402.4.1 Building thermal envelope; add section R402.4.1.4 to read as follows

EXHIBIT "G"
2021 International Energy Conservation Code
North Central Texas Council of Governments Amendments

R402.4.1.4 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R402.4.1.2 or R402.4.1.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

Section R403.3 Ducts; add section R403.3.8 to read as follows

R403.3.8 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R403.3.5, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that exceeds the maximum duct leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

Section R403.6 Mechanical Ventilation; add section R403.6.4 to read as follows

R403.6.4 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R403.6.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that does not meet the minimum ventilation rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings have fewer than eight testing units, each testing unit shall be tested.

R405.2 Performance-based compliance. Added to underlined to read as follows.

R405.2 Performance-based compliance. Compliance based on total building performance requires that a *proposed design* meets all of the following:

1. The requirements of the sections indicated within Table R405.2.
2. The building thermal envelope greater than or equal to levels of efficiency and solar heat gain coefficients in Table R402.1.1 or R402.1.3 of the 2009 *International Energy Conservation Code*.
3. An annual energy cost that is less than or equal to the annual energy cost of the 2021 standard reference design or 8% less than the annual energy cost of the 2018 standard reference design. Energy prices shall be taken from a source *approved* by the *code official*, such as the Department of Energy, Energy Information Administration's State Energy Data System Prices and Expenditures reports. Code officials shall be permitted to require time-of-use pricing in energy cost calculations.

Exception: The energy use based on source energy expressed in Btu or Btu per square foot of *conditioned floor area* shall be permitted to be substituted for the energy cost. The source energy multiplier for electricity shall be 3.16. The source energy multiplier for fuels other than electricity shall be 1.1.

Section R401.2.5 Additional Energy efficiency; deleted in its entirety.

Section R408 ADDITIONAL EFFICIENCY PACKAGE OPTIONS; deleted in its entirety.

Section R402.4.6 Electrical and Communication outlet boxes. Delete after the first sentence to read as follows.

R402.4.6 Electrical and communication outlet boxes (air-sealed boxes). Electrical and communication outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. ~~Electrical and communication outlet boxes shall be tested in accordance with NEMA OS 4, Requirements for Air-Sealed Boxes for Electrical and Communication Applications, and shall have an air leakage rate of not greater than 2.0 cubic feet per minute (0.944 L/s) at a pressure differential of 1.57 psf (75 Pa). Electrical and communication outlet boxes shall be marked "NEMA OS 4" or "OS 4" in accordance with NEMA OS 4.~~ Electrical and communication outlet boxes

EXHIBIT "G"
2021 International Energy Conservation Code
North Central Texas Council of Governments Amendments

shall be installed per the manufacturer's instructions and with any supplied components required to achieve compliance with NEMA OS 4.

Section R404.2 Interior Lighting Controls; deleted in its entirety.

TABLE R406.4 (N1106.4) MAXIMUM ENERGY RATING INDEX; amend to read as follows:

TABLE R406.4 (N1106.4) ¹
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	63
3	63

¹ This table is effective until August 31, 2022.

TABLE R406.4 (N1106.4) ²
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	59
3	59

² The table is effective from September 1, 2022 to August 31, 2025.

TABLE R406.4 (N1106.4) ³
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	57
3	57

³ The table is effective from September 1, 2025 to August 31, 2028.

TABLE R406.4 (N1106.4) ⁴
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2	55
3	55

⁴ This table is effective on or after September 1, 2028.

END

EXHIBIT “H”
2021 International Property Maintenance Code
North Central Texas Council of Governments Amendments
(Climate Zone 3 of the IECC)

2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS

The following amendments repeal and re-enact or add sections to the International Property Maintenance Code, 2021 edition, for the purpose of consistency with specific past practices, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1 Title; is amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of The City of Kaufman, hereinafter referred to as “this code”.

Section 102.3, Application of other codes, is amended to read as follows:

102.3 Application of other codes. Repairs, additions or alternations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Existing Building Code*, *International Energy Conservation Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, *International Plumbing Code* and NFPA 70. Nothing in this Code shall be construed to cancel, modify or set aside any provision of the City of Kaufman Zoning Ordinance as adopted.

Section 107 Means of Appeal, is amended to read as follows:

107.1 General. Any person directly affected by a decision of the code official or a notice, or order issued under this code, shall have the right to appeal to the *Building Standards Commission*, provided that a written application for appeal is filed within twenty (20) days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. A person's exercise of an appeal does not preclude or abate criminal enforcement for a violation of this code.

Section 107.2 Limitations of Authority; delete this section

Section 107.3 Qualifications; delete this section

Section 107.4 Administration; delete this section

Section 111.1.1, Unsafe structures, is changed to read as follows:

111.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, limb, health, property, safety or welfare of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. Notwithstanding anything in this Section to the contrary, the City expressly retains all statutory powers and right to address unsafe structures.

Section 111.4.2, Method of service shall be amended to read as follows:

111.4.2 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally; or
2. Post a notice of violation in a conspicuous place in or about the structure, or if the property contains no building, post a placard attached to a stake driven into the ground on the property to which the violation relates, or
3. Sent by certified or first-class mail addressed to the last known address; or

EXHIBIT "H"
2021 International Property Maintenance Code
North Central Texas Council of Governments Amendments
(Climate Zone 3 of the IECC)

4. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. or
5. A copy is delivered in any other manner as prescribed by law.

Section 113.1, General, is amended to read as follows:

113.1 General. The code official, building official, or Building Standard Commission, shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official, building official, or Building Standards Commission, shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official, or Building Standards Commission. Notwithstanding anything in this Section to the contrary, the City and its Building Standards Commission expressly retain all statutory powers and rights to pursue demolition.

Section 202, General Definitions, is amended as follows:

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food and all decayable waste or rubbish.

NOXIOUS WEED. Any plant designated by a Federal, State or county government as injurious to public health, agriculture, recreation, wildlife or property.

Section 302.4 Weeds, is amended as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of nine inches (9") in height. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Dead trees, shrubs, or ground cover must be removed and replaced as required. Landscaping shall be maintained to minimize property damage and eliminate public safety hazards.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution in accordance with Section 109.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds, growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Add Section 302.10 Trees, shrubs and plants to read as follows:

302.10 Trees, shrubs and plants. Trees, shrubs, and plants shall not obstruct the access to or from any door or window of any structure that is used, or is required by city code and ordinances to be used, for ingress or egress. Trees, shrubs, or plants that are dead and/or which are hazardous to persons or property shall be removed. Foliage of hedges, trees, and shrubs in public rights-of-way shall be maintained by the property owner adjacent to the right-of-way, such that the minimum overhang above a sidewalk shall be seven (7) feet. The minimum overhang above a street, alley, or public driveway shall be fourteen (14) feet.

Add Section 302.11 Erosion control to read as follows:

EXHIBIT "H"
2021 International Property Maintenance Code
North Central Texas Council of Governments Amendments
(Climate Zone 3 of the IECC)

Section 302.11 Erosion control. The unpaved areas of the property shall be maintained with grass, ground cover, or other type of landscaping to such an extent that the soil, when wet, will not be picked up and spread to sidewalks or adjacent private or public property and is not subject to erosion during rains.

Section 602.4, Occupiable work spaces, is changed to insert the following dates:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65° F (18°C) during the period the spaces are occupied.

Exceptions:

- a. Processing, storage and operation areas that require cooling or special temperature conditions.
- b. Areas in which persons are primarily engaged in vigorous physical activities.

Section 604.2 Service is amended as follows:

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the NFPA 70 : National Electrical Code (NEC) as adopted. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

END

EXHIBIT “I”
2021 International Existing Building Code
North Central Texas Council of Governments Amendments

International Existing Building Code Amendments

The following amendments repeal and re-enact or add sections to the *International Existing Building Code*, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1 is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Existing Building Code for the City of Kaufman and shall be cited as such. It is referred to herein as the “this code.”

Section 102.4; change to read as follows:

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. {No change to rest of section.}

Section 110.2; delete number 11 as follows:

~~11. Where an automatic sprinkler system is provided, and whether an automatic sprinkler system is required.~~

Section 202; amend definition of Existing Building as follows:

Existing Building - A building, structure, or space with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use. ~~erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.~~

Section 202; amend definition of Existing Structure as follows:

Existing Structure - A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use. ~~erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.~~

Section 306.1; add exceptions to read as follows:

Exceptions:

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

2. If the cost of the project is less than \$50K, it must comply with ICC A117.1, or it shall be reviewed and inspected to the Texas Accessibility Standards by a Registered Accessibility Specialist.

Section 306.2; add exception to read as follows:

Exception: Projects subject to the Texas Accessibility Standards as adopted by the Texas Department of Licensing and Regulation are exempt from this section. Projects with a valuation of less than \$50,000.00 (which are subject to the Texas Accessibility Standards) may be accepted as equivalent to this section where reviewed and inspected to the Texas Accessibility Standards by a Texas Department of Licensing and Regulation Registered Accessibility Specialist when a plan review report and a compliant inspection report are provided to the building code official.

Section 306.5.1; add to read as follows:

EXHIBIT "I"
2021 International Existing Building Code
North Central Texas Council of Governments Amendments

306.5.1 Complete change of occupancy. Where an entire building undergoes a *change of occupancy*, it shall comply with Section 305.4.1 and shall have all of the following accessible features:

1. Not fewer than one accessible building entrance.
2. Not fewer than one accessible route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

Section 401.3 Flood Hazard Areas; delete this section.

Section 405.2.6 Flood Hazard Areas; delete this section.

Section 406.1; add a code reference to read as follows:

406.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.

Section 502.3 Flood Hazard Areas; delete this section.

Section 503.2 Flood hazard areas; delete this section.

Section 503.16; add exception to read as follows:

Exception: Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

Section 504.1.2; change to read as follows:

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

Section 504.1.3; delete this section:

Section 507.3 Flood Hazard Areas; delete this section.

Section 701.3 Flood Hazard Areas; delete this section.

Section 702.4; add exception 2 to read as follows:

2. Operable windows with openings that are provided with window fall prevention devices that comply with ASTM F2090.

EXHIBIT “I”
2021 International Existing Building Code
North Central Texas Council of Governments Amendments

Section 702.7; add a code reference to read as follows:

702.7 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, National Electrical Code, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

Section 802.5.1; change to read as follows:

802.5.1 Minimum requirement. Every portion of open-sided walking surfaces, including *mezzanines*, *equipment platforms*, *aisles*, *stairs*, *ramps*, and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

Section 803.1; add sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.2.6; change exception to read as follows:

Exception: Supervision is not required where the Fire Code does not require such for new construction.

Section 803.3; change section to read as follows:

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.
{Delete rest of Section 803.3.}

Section 804.2; delete Exception #1 as follows:

Exceptions: 1. ~~Where the work area and the means of egress serving it complies with NFPA101.~~
2. [Remain unchanged]

Section 804.4.1.2; change to read as follows:

804.4.1.2 Fire Escapes required. For other than Group I-2, where more than one exit is required, an existing ~~or newly constructed~~ fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

Section 804.4.1.2.1; change to read as follows:

804.4.1.2.1 Fire Escape access and details - ...

1. [Remain unchanged]
2. Access to a new fire escape shall be through a door...
3. ~~Newly constructed fire escapes shall be permitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.~~
4. [Remain unchanged]
5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

EXHIBIT “I”
2021 International Existing Building Code
North Central Texas Council of Governments Amendments

Section 804.6.2 Transoms; add language to read as follows:

804.6.2 Transoms. *In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies,[Remainder unchanged]*

Section 904.1; add sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 904.1.1; change to read as follows:

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of where the high-rise buildings. ~~has a sufficient municipal water supply for the design and installation of an automatic sprinkler system at the site.~~

Section 1011.2.1: change to read as follows:

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the *change of occupancy* by one of the following:

1. ~~Nonrated permanent partition and horizontal assemblies.~~
2. ~~Fire partition.~~
3. ~~Smoke partition.~~
4. ~~Smoke barrier.~~
5. Fire barrier, as required by Section 707 of the IBC.
6. Fire wall, as required by Section 706 of the IBC.

Exceptions: [Remain unchanged.]

Section 1102.2.1; add to read as follows:

1102.2.1 Fire Separations. *Where fire separations are utilized to allow additions without exceeding the allowable area provisions of Chapter 5 of the IBC for either the existing building or the new addition, the decreased clear space where the two buildings adjoin shall be accounted for in such calculation relative to the allowable frontage increase.*

Section 1103.3 Flood Hazard Areas; delete this section.

Section 1201.4 Flood Hazard Areas; delete this section.

Section 1301.3.2; change to read as follows:

1301.3.2 Compliance with other codes. *Buildings that are evaluated in accordance with this section shall comply with the International Fire Code. ~~and International Property Maintenance Code.~~*

Section 1301.3.3 Compliance with Flood Hazard Provisions; delete this section.

Section 1402.6 Flood Hazard Areas; delete this section.

EXHIBIT "I"
2021 International Existing Building Code
North Central Texas Council of Governments Amendments

Section 1509; delete Section 1509.1 through 1509.5 and add Section 1509.1 to read as follows:

1509.1 When required. *An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.*

END

EXHIBIT "J"
2021 International Swimming Pool and Spa Code
North Central Texas Council of Governments Amendments

2021 International Swimming Pool and Spa Code

The following amendments repeal and re-enact or add sections to the International Swimming Pool and Spa Code, 2021 edition, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1 Title: change to read as follows:

101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code for the City of Kaufman and shall be cited as such. It is referred to herein as the "this code."

Section 102.9; Change to read as follows:

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. *Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

Section 113.4 Violation penalties; Changed to read as follows:

113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code may be punishable for each day of the violation set forth by the *authority having jurisdiction*, shall be guilty of a **[SPECIFY OFFENSE]**, punishable by a fine of not more than **[AMOUNT]** dollars or by imprisonment not exceeding **[NUMBER OF DAYS]**, or both such a fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 305; Change to read as follows:

305.1 General.

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one-and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

Add subsection 305.2.7.1; to read as follows:

305.2.7.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

Section 305.4 structure wall as a barrier; Changes as follows:

EXHIBIT "J"
2021 International Swimming Pool and Spa Code
North Central Texas Council of Governments Amendments

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure of a one- and two-family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Remainder Unchanged
2. Remainder Unchanged
3. Remainder Unchanged
4. Remainder unchanged
5. Remainder unchanged
6. Remainder unchanged

Section 305.6; Change to read as follows:

305.6 Natural barriers used in a one- and two-family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

Section 307.1.4 Accessibility; Add exception to Section to 307.1.4 as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

307.2.2.2; add to read as follows:

Section 307.2.2.2. Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

Section 310; Change to read as follows:

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

[Remainder unchanged]

Section 320; Change to read as follows:

320.1 Backwash water or draining water. Backwash water and draining water shall be discharged to the sanitary sewer through a 3" (inch) p-trap, or into an approved disposal system on the premise, or shall be disposed of by other means approved by the local authority. *[Remainder unchanged]*

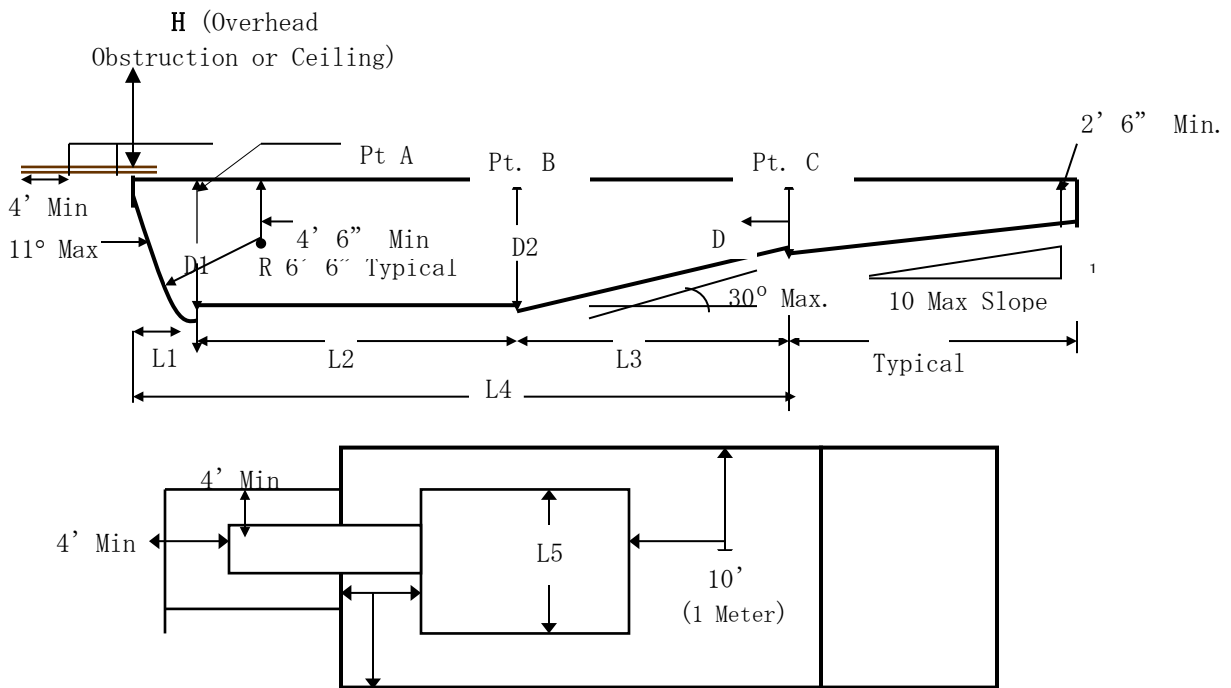
Section 402.12; Change to read as follows:

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with Table 402.12 Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

ADD: Figure: 25 TAC §265.186 (e) (6)

EXHIBIT "J"
2021 International Swimming Pool and Spa Code
North Central Texas Council of Governments Amendments

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.



Section 411.2.1 & 411.2.2; Change to read as follows:

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches. not be less than 24 inches (607mm) at the leading edge. Treads shall have an unobstructed surface area of not less than 240 square inches (154838mm²) and an unobstructed horizontal depth of not less than 10 inches (254 mm) at the center line.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero except for the bottom riser, shall have a uniform height of not greater than 12 inches (305 mm) measured at the center line. The bottom riser height is allowed to vary to the floor.

Section 411.5.1 & 411.5.2; Change to read as follows:

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

EXHIBIT "J"
2021 International Swimming Pool and Spa Code
North Central Texas Council of Governments Amendments

1. Unchanged
2. Unchanged
3. Unchanged
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
6. Unchanged
7. Unchanged

Section 610.5.1; Change to read:

610.5.1 Uniform height of 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches (229 254 mm). The bottom riser height shall be permitted to vary from the other risers.

Section 804 Diving Water Envelopes; Change to read as follows:

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

END

EXHIBIT "K"
2021 International Fire Code
Local Amendments

2021 International Fire Code Amendments

The following amendments repeal and re-enact or add sections to the *International Fire Code*, 2021 edition, including Appendices B, D, and L, for the purpose of consistency with specific past practices and the recommendations of the North Central Texas Council of Governments, and all sections not expressly amended remain in full force and effect as adopted.

Section 101.1 is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code for the City of Kaufman and shall be cited as such. It is referred to herein as the "this code."

Section 102.1; change #3 to read as follows:

3. Existing structures, facilities, and conditions when required in Chapter 11 or in specific sections of this code.

Section 102.3 is hereby amended to delete the Exception.

Section 103.1 is hereby amended to read as follows:

103.1 Creation of agency. The Kaufman Fire Department is . . . {Remaining text unchanged}

Section 105.3.3; change to read as follows:

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

Section 105.6.25; add to read as follows:

105.6.25 Electronic access control systems. Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required for to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 107.3; delete this section in its entirety:

112.4; amend this section to read as follows:

112.4. Violation Penalties. Any person, firm, partnership, corporation or association violating any provision of this article or of any code adopted herein shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed \$2,000.00 and not less than \$500.00 per offense, or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day such violation continues shall constitute a separate and distinct offense.

Section 202; amend and add definitions to read as follows:

[B] AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Procedures involving sedation
- Sedation dentistry
- Surgery centers

EXHIBIT “K”
2021 International Fire Code
Local Amendments

- Colonic centers
- Psychiatric centers

[B] ATRIUM. An opening connecting ~~two~~ three or more stories... *{remaining text unchanged}*

[B] DEFEND IN PLACE. A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

FIRE WATCH. A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

FIREWORKS. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, ~~or detonation~~, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.3G fireworks or 1.4G fireworks. ... *{Remainder of text unchanged}*...

Option B

HIGH-PILED COMBUSTIBLE STORAGE: *add a second paragraph to read as follows:*

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

Option B

HIGH-RISE BUILDING. A building with an occupied floor located more than ~~75~~ 55 feet (~~22-860~~ 16 764 mm) above the lowest level of fire department vehicle access.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

SELF-SERVICE STORAGE FACILITY. **Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.**

STANDBY PERSONNEL. Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

EXHIBIT "K"
2021 International Fire Code
Local Amendments

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

Section 307.1.1; change to read as follows:

307.1.1 Prohibited Open Burning. ~~Open burning shall be prohibited that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.~~

Exception: {No change.}

Section 307.2; change to read as follows:

307.2 Permit Required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or ~~open burning-a bonfire~~. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

Section 307.3; change to read as follows:

307.3 Extinguishment Authority. ~~When open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation. The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.~~

Section 307.4 and 307.4.1; change to read as follows:

307.4 Location. The location for open burning shall not be less than ~~50~~ 300 feet (~~15-240~~ 91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within ~~50~~ 300 feet (~~15-240~~ 91 440 mm) of any structure.

Exceptions: {No change.}

307.4.1 Bonfires. A bonfire shall not be conducted within ~~50 feet~~ (15 240 mm), or greater distance as determined by the fire code official, of a structure or combustible material, unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within the required setback ~~50 feet (15-240 mm)~~ of a structure shall be eliminated prior to ignition.

Section 307.4.3, Exceptions; add exception #2 to read as follows:

Exceptions:

1. Portable outdoor fireplaces used at one- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

Section 307.4.4 and 307.4.5; change to read as follows:

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Residential Code or International Building Code.

307.4.5 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

Section 307.5; change to read as follows:

307.5 Attendance. Open burning, trench burns, bonfires, recreational fires, and use of portable outdoor fireplaces shall be constantly attended until the... *{Remainder of section unchanged}*

Section 308.1.4; change to read as follows:

308.1.4 Open-flame Cooking Devices. ~~Charcoal burners and other~~ Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be ~~operated~~ located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings where LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
2. Where buildings, balconies and decks are protected by an approved *automatic sprinkler system*, and LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2-1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

Section 308.1.6.2, Exception #3; change to read as follows:

3. Torches or flame-producing devices in accordance with Section ~~308.4~~ 308.1.3.

Section 308.1.6.3; change to read as follows:

308.1.6.3 Sky Lanterns. A person shall not release or cause to be released an untethered unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

Section 311.5; change to read as follows:

311.5 Placards. Any The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 114 of this code relating to structural or interior hazards, shall be marked as required by Section 311.5.1 through 311.5.5.

Section 403.4; change to read as follows:

403.4 Group E Occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.4.1 through 403.4.3.

Section 404.2.2; add Number 4.10. to read as follows:

4.10. Fire extinguishing system controls.

Section 405.5; change to read as follows:

EXHIBIT “K”
2021 International Fire Code
Local Amendments

405.5 Time. The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Exceptions:

1. {No change.}
2. {No change.}
3. Notification of teachers/staff having supervision of light- or sound-sensitive students/occupants, such as those on the autism spectrum, for the protection of those students/occupants, shall be allowed prior to conducting a drill.

Section 501.4; change to read as follows:

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure. , such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

Section 503.1.1; add sentence to read as follows:

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

Section 503.2.1; change to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 24 feet (6096 mm 7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

Section 503.2.2; change to read as follows:

503.2.2 Authority. The *fire code official* shall have the authority to require or permit modifications to the required an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

Section 503.2.3; change Section 503.2.3 to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be steel reinforced concrete pavement, designed and maintained to support imposed loads of 85,000 Lbs. for fire apparatus. Steel reinforced concrete pavement shall meet the specifications required by the City of Kaufman Standards of Design & Construction “Fire Lane” as adopted.

Whenever 40 percent of existing nonconforming fire lanes are replaced within a 12-month period, the entire fire lane shall be replaced according to current standards.

All fire lanes shall be maintained and kept in a good state of repair at all times by the owner, and the city shall not be responsible for the maintenance thereof. It shall further be the responsibility of the owner to ensure that all fire lane markings required by section 503.3 be kept so that they are easily distinguishable by the public.

Section 503.3; change to read as follows:

EXHIBIT "K"
2021 International Fire Code
Local Amendments

503.3 Marking. ~~Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING — FIRE LANE~~ Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. ~~The means by which fire lanes are designated~~ Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

Section 503.4; change to read as follows:

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

Section 505.1; change to read as follows:

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm).

Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.

Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure.

Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

Section 507.4; change to read as follows:

507.4 Water Supply Test Date and Information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire

EXHIBIT “K”
2021 International Fire Code
Local Amendments

Flow Testing and Marking of Hydrants” and within one year of sprinkler plan submittal. The *fire code official* shall be notified prior to the water supply test. Water supply tests shall be witnessed by the *fire code official*, as required or approved documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the *fire code official*. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

Section 507.5.4; change to read as follows:

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Section 509.1.2; add to read as follows:

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

Section 605.4 through 605.4.2.2 ; change to read as follows:

605.4 Fuel oil storage systems. Fuel oil storage systems for building heating systems shall be installed and maintained in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the *International Mechanical Code* and Chapter 57.

605.4.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

605.4.1.1 Approval. Outdoor fuel oil storage tanks shall be in accordance with UL 142 or UL 2085, and also listed as double-wall/secondary containment tanks.

605.4.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 605.4.2.2 through 605.4.2.8 ~~or~~ and Chapter 57.

605.4.2.1 Approval. Indoor fuel oil storage tanks shall be in accordance with UL 80, UL 142 or UL 2085.

605.4.2.2 Quantity limits. One or more fuel oil storage tanks containing Class II or III *combustible liquid* shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320 gallons (4996 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.
3. 3,000 gallons (11 356 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a

EXHIBIT "K"
2021 International Fire Code
Local Amendments

secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

Section 807.5.2.2 and 807.5.2.3 applicable to Group E occupancies; change to read as follows:

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Section 807.5.5.2 and 807.5.5.3 applicable to Group I-4 occupancies; change to read as follows:

807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Section 901.6.1.1; add to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

10. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
11. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
12. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

13. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
14. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
15. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
16. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
17. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
18. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 901.6.4; add to read as follows:

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 901.7; change to read as follows:

901.7 Systems Out of Service. Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remaining text unchanged}

Section 903.1.1; change to read as follows:

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of in addition to automatic sprinkler protection where recognized by the applicable standard and, or as *approved* by the *fire code official*.

Section 903.2; add paragraph to read as follows and delete the Exception for telecommunications buildings:

Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

Section 903.2.4.2; change to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

Section 903.2.9.3; change to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

Section 903.2.9.4 and 903.2.9.5; delete Exception to 903.2.9.4 and add Section 903.2.9.5 to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Option B

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 55 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the *International Building Code*, located 55 35 feet~~ (16 764 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exception:

1. ~~Occupancies in Group F-2.~~

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code* where all of the following conditions apply:

- a. The structure is freestanding.
- b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking.
- c. The structure does not exceed 3 stories.
- d. An approved fire apparatus access road is provided around the entire structure.

Section 903.3.1.1.1; change to read as follows:

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ... *{text unchanged}*... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

7. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
8. Any room or space where sprinklers are considered undesirable because of the nature of the contents, where approved by the fire code official.
9. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
- ~~10. Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
- ~~11. Fire service access. Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.~~
12. {Delete.}

Section 903.3.1.2; change to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is ~~30~~ 35 feet (9144 10668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is ~~30~~ 35 feet (9144 10668 mm) or less below the lowest level of fire department vehicle access.

{No change to remainder of section.}

Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies in the means of egress. Sprinkler protection shall be provided in all corridors and for all balconies. ~~in the means of egress where any of the following conditions apply:~~
{Delete the rest of this section.}

Section 903.3.1.2.3; delete section and replace as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; change to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1.4; add to read as follows:

EXHIBIT "K"
2021 International Fire Code
Local Amendments

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

4. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
5. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
6. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5; add a second paragraph to read as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.4; add a second paragraph after the Exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2; add second paragraph to read as follows:

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 905.3.9; add to read as follows:

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

3. Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14 where approved by the fire code official.
4. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4; change Items 1, 3, and 5, and add Item 7 to read as follows:

1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

Exception: {No change.}

2. {No change.}

EXHIBIT "K"
2021 International Fire Code
Local Amendments

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.
Exception: Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway hose connection by a {remainder of text unchanged}
4. {No change.}
5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

Section 905.9; add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 906.1(1); delete Exception 3 as follows:

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

- ~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~
- ~~3.2. Each vehicle shall be equipped with a 10-pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~
- ~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~
- ~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~
- ~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

Section 907.1.4; add to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

Section 907.2.1; change to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the having an~~ occupant load ~~due to the assembly occupancy is of~~ 300 or more persons, or where the Group A occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a

EXHIBIT "K"
2021 International Fire Code
Local Amendments

single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3; change to read as follows:

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

2. {No change.}
- 1.2. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}

Section 907.2.10; change to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

Section 907.2.13, Exception #3; change to read as follows:

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

Section 907.4.2.7; add to read as follows:

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.6.1.1; add to read as follows:

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

EXHIBIT “K”
2021 International Fire Code
Local Amendments

Section 907.6.3; delete all four Exceptions.

Section 907.6.6; add sentence at end of paragraph to read as follows:

See 907.6.3 for the required information transmitted to the supervising station.

Section 910.2; change Exceptions #2 and 3 to read as follows:

2. Only manual smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m^*S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2.3; add to read as follows:

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.4.3.1; change to read as follows:

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be manual or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

Section 912.2.3; add to read as follows:

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 913.2.1; add second paragraph and exception to read as follows:

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

Section 914.3.1.2; change to read as follows:

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than 420 ~~120~~ feet (128 ~~36.6~~ m) in *building height*, and buildings of Type IVA and IVB construction that are more than 120 feet (36.6 m) in *building height*, required fire pumps shall be supplied by connections to no fewer than two water mains

EXHIBIT "K"
2021 International Fire Code
Local Amendments

located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

Section 1006.2.1; change Exception #3 to read as follows:

1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or space shall be determined in accordance with Section 1004.2.

Exceptions:

1. {No change.}
2. {No change.}
3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

Section 1009.8; add Exception #7 to read as follows:

Exceptions:

1. through 6. {No change.}
7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

Section 1010.2.5; change Exceptions #3 and 4 to read as follows:

Exceptions:

1. {No change.}
2. {No change.}
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (remainder unchanged)
4. Where a pair of doors serves a Group A, B, F, M or S occupancy (remainder unchanged)
5. {No change.}

Section 1020.2; add Exception #6 to read as follows:

Exceptions:

1. through 5. {No change.}
6. In unsprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

Section 1030.1.1.1; add Exception#4 to read as follows:

Exceptions:

1. through 3. {No change.}
4. Where alternate means or methods are submitted to and approved by the Building and Fire Officials.

Section 1032.2; change to read as follows:

EXHIBIT "K"
2021 International Fire Code
Local Amendments

1032.2 Reliability. Required *exit accesses*, *exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency ~~where the building area served by the means of egress is occupied~~. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a means of egress.

Section 1103.3; add sentence to end of paragraph as follows:

Provide emergency signage as required by Section 604.4.

Section 1103.5.1; add sentence to read as follows:

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

Section 1103.5.6; add to read as follows:

1103.5.6 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

Section 1103.7.7; add to read as follows:

1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

Section 1203; change and add to read as follows:

1203.1.1 {No change.}

1203.1.2 {No change.}

1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

1203.1.4 {No change.}

1203.1.5 Load Duration. Emergency power systems and standby power systems shall be designed to provide the required power for a minimum duration of 2 hours without being refueled or recharged, unless specified otherwise in this code.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

1203.1.6 through 1203.1.9 {No changes to these sections.}

1203.1.10 Critical Operations Power Systems (COPS). For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.4~~26~~ or elsewhere identified in this code or any other referenced code.

1203.2.1 through 1203.2.3 {No change.}

1203.2.4 Emergency Voice/alarm Communications Systems. Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.

Covered and Open Malls, Section 907.2.20 and 914.2
Group A Occupancies, Sections 907.2.1 and 907.5.2.2
Special Amusement Areas, Section 907.2.12 and 914.7
High-rise Buildings, Section 907.2.13 and 914.3
Atriums, Section 907.2.14 and 914.4
Deep Underground Buildings, Section 907.2.19 and 914.5

1203.2.5 through 1203.2.14 {No change.}

1203.2.15 Means of Egress Illumination. Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

1203.2.16 Membrane Structures. Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.

1203.2.17 {No change.}

1203.2.18 Smoke Control Systems. Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

Covered Mall Building, *International Building Code*, Section 402.7
Atriums, *International Building Code*, Section 404.7
Underground Buildings, *International Building Code*, Section 405.8
Group I-3, *International Building Code*, Section 408.4.2
Stages, *International Building Code*, Section 410
Special Amusement Areas (as applicable to Group A's), *International Building Code*, Section 411
Smoke Protected Seating, Section 1030.6.2

1203.2.19 {No change.}

1203.2.20 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.20 and 914.2.

1203.2.21 Airport Traffic Control Towers. A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.
2. Elevator operating equipment.
3. Fire alarm and smoke detection systems.

1203.2.22 Smokeproof Enclosures and Stair Pressurization Alternative. Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.7.2.

1203.2.23 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

1203.2.24 Elimination of Smoke Dampers in Shaft Penetrations. Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

1203.2.25 Common Exhaust Systems for Clothes Dryers. Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code*, Section 504.11, Item 7.

1203.2.26 Means of Egress Illumination in Existing Buildings. Emergency power shall be provided for means of egress illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

1203.3 through 1203.6 {No change.}

Section 2304.1; change to read as follows:

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2204.3: the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

Section 2401.2; delete this section in its entirety.

Section 3103.3.1; delete this section in its entirety

Table 3206.2, footnote h; change text to read as follows:

h. ~~Not required~~ Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of 50 (m • s) 1/2 or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

Table 3206.2; add footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:

j. High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the *International Building Code* shall be used to divide high-piled storage exceeding 500,000 square feet in area.

Section 3311.1; change to read as follows:

Section 3311.1 Required access. When fire apparatus access roads are required to be installed for any structure or development, they shall be approved prior to the time at which construction has progressed beyond completion of the foundation of any structure.

Section 5601.1.3; change to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

EXHIBIT "K"
2021 International Fire Code
Local Amendments

Exceptions:

1. Only when approved for fireworks displays, the storage and handling of fireworks as allowed in Section 5604 and 5608.
2. ~~Manufacture, assembly and testing of fireworks as allowed in Section 5605.~~
3. 2. The use of fireworks for approved fireworks displays as allowed in Section 5608.
4. ~~The possession, storage, sale... {Delete remainder of text.}~~

Section 5703.6; *add sentence to end of paragraph to read as follows:*

An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 5704.2.11.4; *change to read as follows:*

5704.2.11.4 Leak Prevention. **Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 and 5704.2.11.4.2 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.**

Section 5704.2.11.4.2; *change to read as follows:*

5704.2.11.4.2 Leak Detection. Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

Section 5704.2.11.4.3; *add to read as follows:*

5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

Section 5707.4; *add paragraph to read as follows:*

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

Section 6103.2.1.8; *add to read as follows:*

6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

Section 6104.2; *add Exception 2. to read as follows:*

Exceptions:

1. {existing text unchanged}
2. Except as permitted in Sections 308 and 6104.3.3, LP-gas containers are not permitted in residential areas.

EXHIBIT “K”
2021 International Fire Code
Local Amendments

Section 6104.3.3; add to read as follows:

6104.3.3 Spas, Pool Heaters, Generators, and Other Listed Devices. Where natural gas service is not available, an LP-gas container is allowed to be used to supply spa and pool heaters, generators, or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

Exception: Lots where LP-gas can be off-loaded wholly on the property where the tank is located may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

Section 6107.4 and 6109.13; change to read as follows:

6107.4 Protecting Containers from Vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with NFPA 58 Section 312.

6109.13 Protection of Containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

Exception: ~~Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.~~

{Appendix B Fire-Flow Requirements For Buildings amendments}

Table B105.2; change footnote a. to read as follows:

a. The reduced fire-flow shall be not less than ~~4,000~~ 1,500 gallons per minute.

{Appendix D Fire Apparatus Access Roads amendments}

Section D102.1; change to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road designed in accordance to the City of Kaufman Standards of Design & Construction manual as adopted.

Section D103.4; change to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with [Table D103.4](#).

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20 <u>24</u>	None required
151–500	20 <u>24</u>	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1

EXHIBIT "K"
2021 International Fire Code
Local Amendments

Over 750	Special approval required
----------	---------------------------

For SI: 1 foot = 304.8 mm.

Section D103.5; change Item 1 to read as follows:

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than ~~20~~ 24 feet (~~6096~~ 7315.2 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).

Section D103.6; change to read as follows:

D103.6 Signs-Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Code Official.

Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with [Figure D103.6](#), or other approved method. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by [Section D103.6.1](#) or [D103.6.2](#).

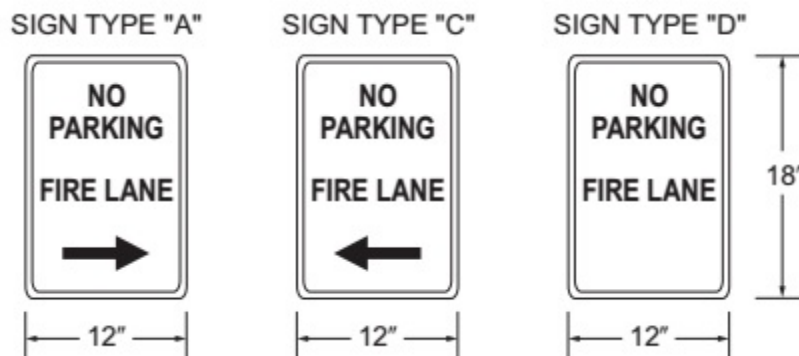


FIGURE D103.6

Section D103.6.1 and D103.6.2; delete sections as follows:

EXHIBIT "K"
2021 International Fire Code
Local Amendments

~~**D103.6.1 Roads 20 to 26 feet in width.** Fire lane signs as specified in [Section D103.6](#) shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).~~

~~**D103.6.2 Roads more than 26 feet in width.** Fire lane signs as specified in [Section D103.6](#) shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).~~

Section D104.3; change to read as follows:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

Section D105.3; change to read as follows:

D105.3 Proximity to building. Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved by the fire code official.*

Section D106.3; change to read as follows:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

Section D107.2; change to read as follows:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

{Appendix L Requirements For Fire Fighter Air Replenishment Systems amendments}

Section L101.1; change to read as follows:

Section L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings when any of the following conditions occur:

1. Any new building 5 or more stories in height.
2. Any new building with 2 or more floors below grade.
3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill panels shall be located on odd numbered floors commencing at the first level in the primary stairwell and on even numbered floors commencing at level 2 in the remaining stairwells. Fill panels in buildings over 500,000 square feet shall be located adjacent to each standpipe connection.

~~The adopting ordinance shall specify building characteristics or special hazards that establish thresholds triggering a requirement for the installation of a FARS. The requirement shall be based on the fire department's capability of replenishing fire fighter breathing air during sustained emergency operations. Considerations shall include:~~

- ~~1. Building characteristics, such as number of stories above or below grade plane, floor area, type of construction and fire resistance of the primary structural frame to allow sustained fire-fighting operations based on a rating of not less than 2 hours.~~
- ~~2. Special hazards, other than buildings, that require unique accommodations to allow the fire department to replenish fire fighter breathing air.~~
- ~~3. Fire department staffing level.~~
- ~~4. Availability of a fire department breathing air replenishment vehicle.~~

EXHIBIT “K”
2021 International Fire Code
Local Amendments

Section L104.13.1; delete this section in its entirety.

Section L104.14; add paragraph to read as follows:

The external mobile air connection shall be located with approved separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders; shall be visible from and within 50 ft. of a fire apparatus access road along an unobstructed path; and shall be located in an approved signed, secured cabinet.

END



Meeting
Date: 3/23/2026

Date: 03/03/2026

Item #: 10.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2028.

BACKGROUND:

There are three members of the Parks and Recreation Board whose terms are expiring. Cheyenne Baker, Anthony Dunn, and Shannon Prox all expressed interest in being reappointed to the board. Staff has not received any other applications for appointments.

Therefore, the procedure for considering the appointment of a Parks and Recreation Board member is as follows: A simple majority of the Council, four votes, is necessary to make a nomination for the appointment of a prospective member. Any member of the Council may make a nomination for appointment.

Procedurally, the Council should adhere to the process as outlined below:

- Council will vote for the appointment of a member to the Parks and Recreation Board for an unexpired term to expire in March 2028.
- If the nominee does not attain a simple majority of the Council (four votes), they will not serve as a member.
- Any Council Member can make a nomination for consideration.
- If the nominee then receives a simple majority of the votes by the Council (four votes), that individual will be appointed to serve as a member.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends re-appointing Cheyenne Baker, Anthony Dunn, and Shannon Prox for a two (2) year term to expire in March 2028.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Grant Awarded	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
Crestview/Royal Reconstruction	Public Works		9/1/2023	Construction Underway	5
Phillip's Drainage	Public Works		9/1/2023	Construction Underway	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	In Progress	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	On Pause	2,3

Discussion Item Report (DIR)
Completed

DISCUSSION ITEMS REPORT (DIR)
COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	Development Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks &Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finalized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR)
Completed

Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks &Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
City Lakes Park/Lower Lake Improvement	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4



DATE: March 6, 2026

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: February 2026 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,293	2,367	1,787	2,019	1,793	2,244							12,503
Days of Service	21	23	19	20	17	19							119
Avg. Daily Trips	109	103	94	101	105	118							105
Elderly & Disabled Trips	2,106	2,179	1,584	1,716	1,529	1,850							10,964
E&D Percentage	92%	92%	89%	85%	85%	82%							88%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57	24	40	73	44							280
Forney	565	585	322	519	509	825							3,325
Kaufman	266	292	165	156	331	397							1,607
Kemp	132	97	71	49	83	89							521
Mabank	14	9	3	8	4	6							44
Scurry	8	7	10	7	9	4							45
Terrell	733	800	542	534	583	843							4,035

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,047	3,360	2,884	2,862	2,336	2,337							16,826
Days of Service	21	23	19	20	17	19							119
Avg. Daily Trips	145	146	152	143	137	123							141
Median Wait Time (mins)	17.46	16.38	16.98	13.70	14.98	15.09							15.77

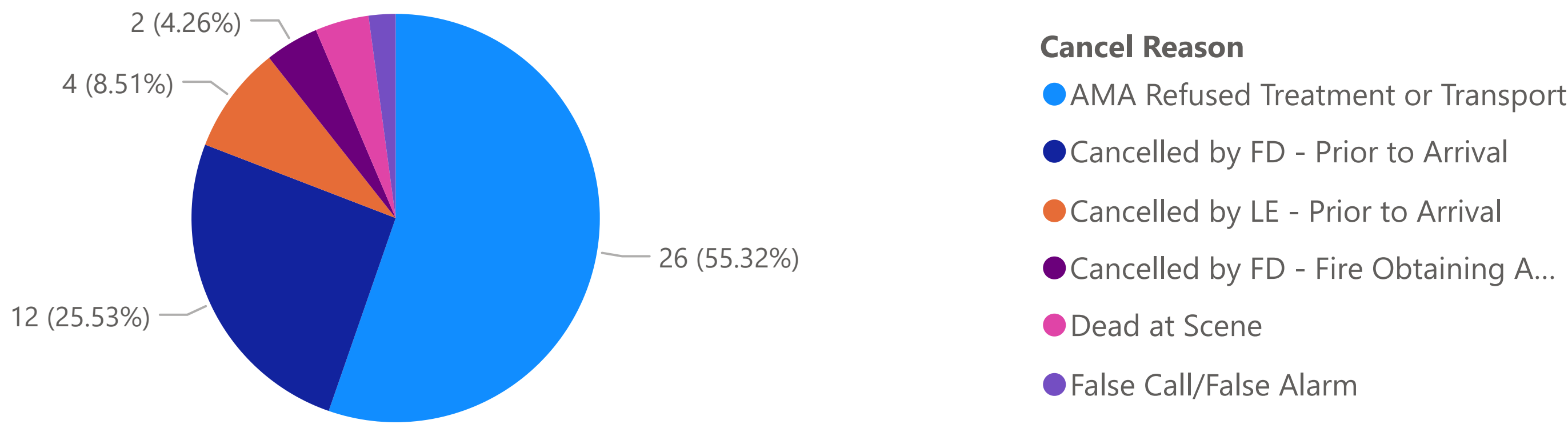
Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	
3219	2337	1.63	852	131	26.72 %	4.11 %	
Total Requests ⓘ	Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ
2908	2099	30	779	112	8.14	12.98 min	4.99 mi
Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Bookings from AI Voice ⓘ
22.69 min	15.09 min	33.55 %	66.45 %	0 %	0 %	0 %	0 %

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	115	106	76	101	86	119							603
Forney	1,260	1,508	1,273	1,239	1,013	1,003							7,296
Terrell	1,672	1,746	1,535	1,522	1,237	1,215							8,927

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	24	14	1	96%	58%
City of Kaufman P2	90	47	5	94%	52%
City of Kaufman P3	21	16		100%	76%
Total	135	77	6	96%	57%

Cancel Reason



Dropoff Facilities		
Dropoff Fac	Count of Transport	% of Destination▼
Texas Health Kaufman (KAUF)	57	74%
Non Facility	5	6%
Baylor Scott & White - Dallas (DBMC)	4	5%
Dallas Regional Medical Center (MDR1)	4	5%
Texas Health Dallas (DPMC)	3	4%
Baylor Scott & White - Sunnyvale (SUNV)	2	3%
Children's Medical Ctr (DCMC)	2	3%
Total	77	100%

Fractile	
Fractile Bin	Count of Transport
	19
1) <5 minutes	42
2) 5 to 10 Minutes	46
3) 10 to 20 minutes	20
4) 20 to 30 minutes	5
5) over 30 minutes	3
Total	135

Average Response Time

00:08:49

KAUFMAN FIRE DEPARTMENT

Monthly Report

February 2026



FIRE PREVENTION



3

Development
Plans Reviewed



4

Fire Safety
Inspections



6:05

Average
Response Time



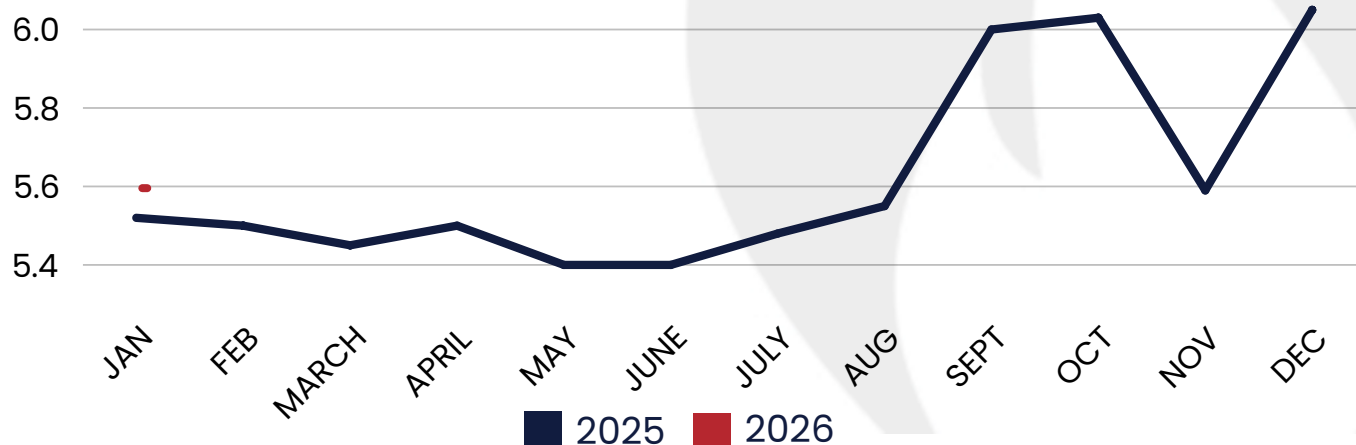
50

KIDS AND CITIZENS RECEIVED
FIRE PREVENTION PRESENTATIONS

Departmental Building

- Hired 2 new Firefighters
- Taught county dispatchers a class on apparatus
- Had training on Fire Dept Connections (FDC)

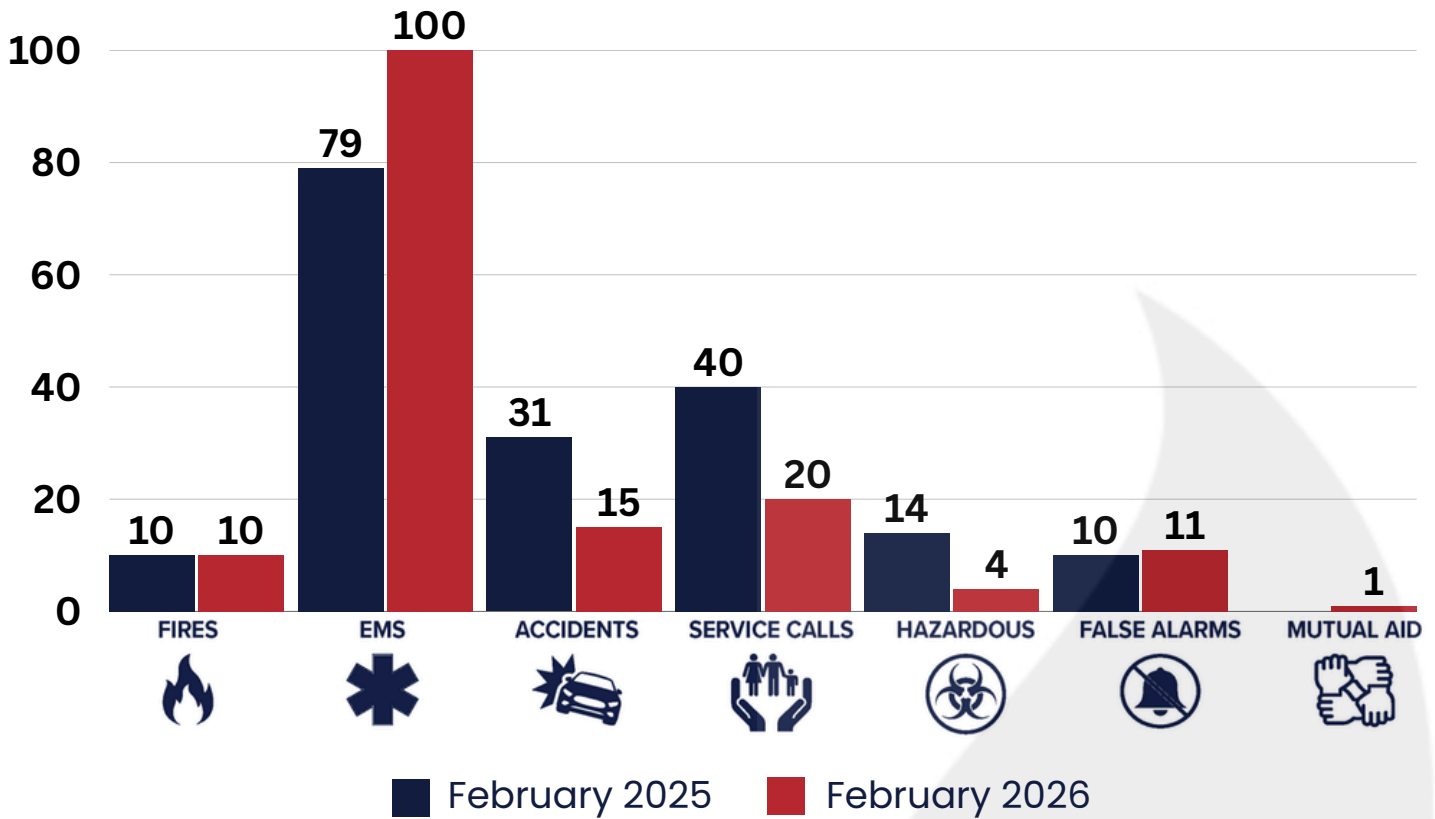
RESPONSE TIME TREND





Monthly Report

Call Volume by Major Category





KAUFMAN POLICE DEPARTMENT MONTHLY REPORT

FEBRUARY 2026



EVENTS ATTENDED

- Supervisor's Meeting
- Kaufman County Crime Stoppers quarterly meeting
- Kaufman College, Class 3
- Leadership Kaufman County
- Captain pinning ceremony
- City council meeting
- Boots presented to KPD from For Kaufman organization
- State capital flag given to Officer Cooley's wife

TRAINING

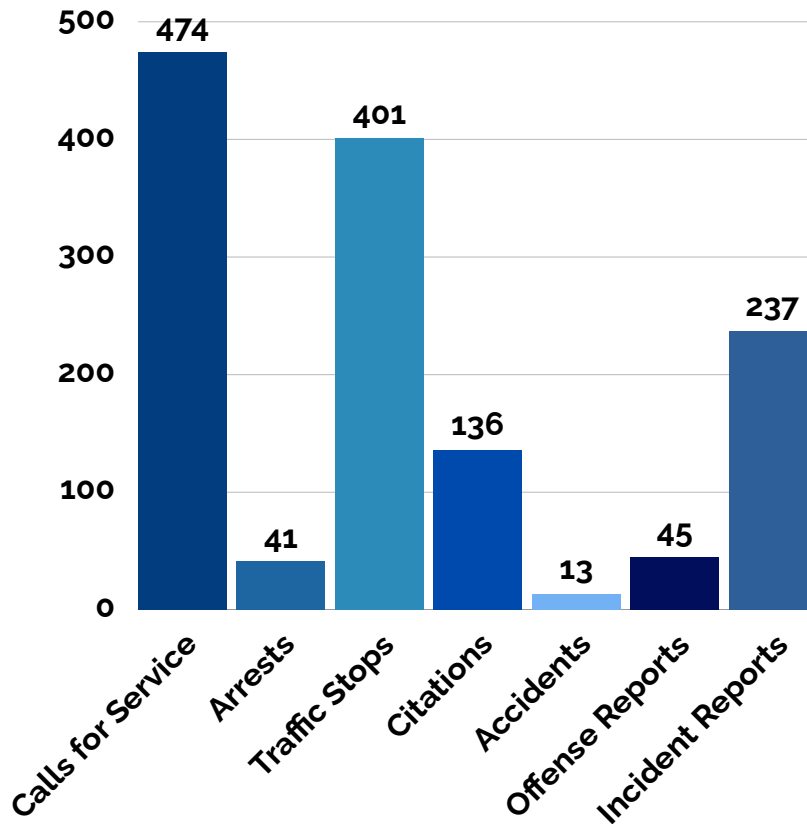
- 2 Police academy cadets are nearing the end of their training
- Officer Willis completed Patrol Rifle training with the Kaufman County Sheriff's Department





MONTHLY REPORT

PATROL DIVISION



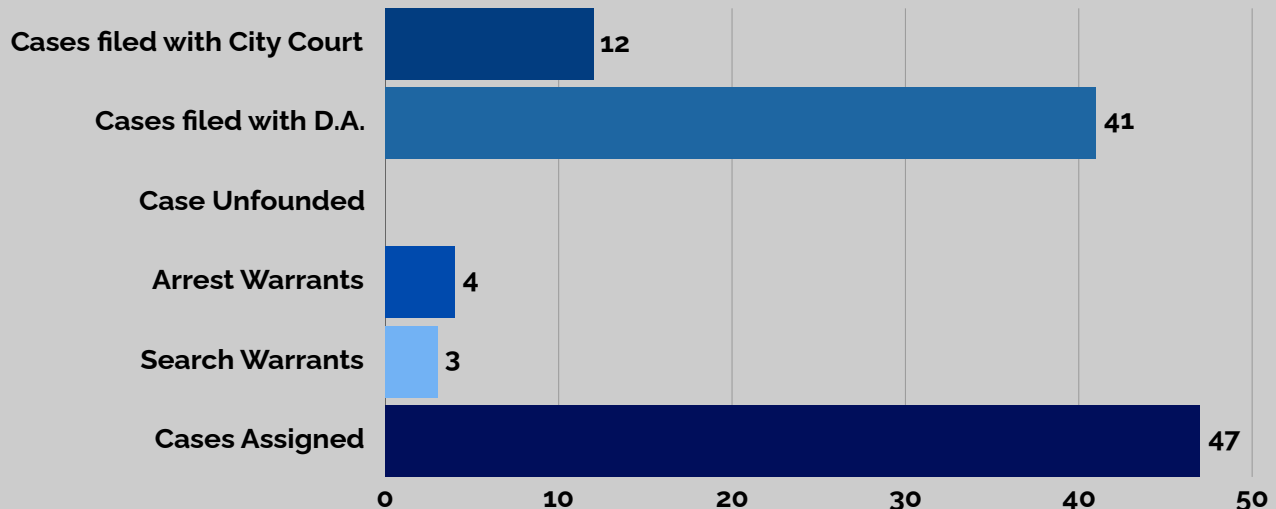
Response Time

6:26

Security Checks

1,390

CRIMINAL INVESTIGATION DIVISION



MONTHLY REPORT



CODE COMPLIANCE



24
Total
Violations



24
Cases
Opened/
First Notice
Sent



0
Second
Notice
Sent



0
Cases
Sent to
Court



12
Cases
Closed

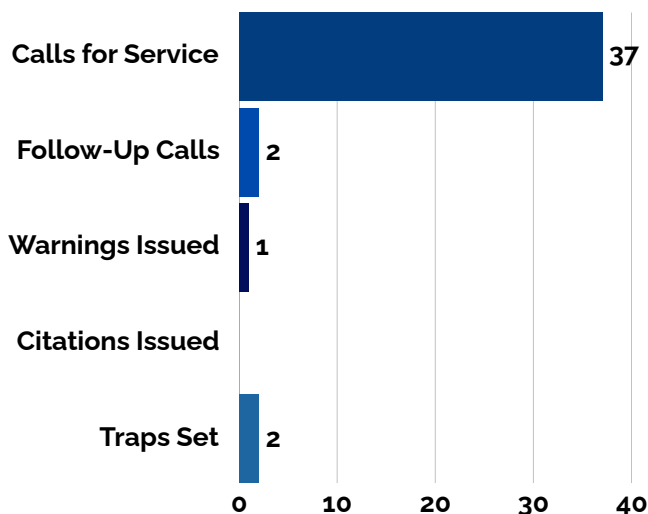


0
Active
Cases



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 13
- On View - 0
- Non-Domestic - 0

Animals Turned Over



- To Owner - 3
- To Humane Society - 6



Deceased Animals
Recovered - 1



MONTHLY REPORT

Year to Date Comparison Report

01/01/2026 - 02/28/2026

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	12	9	1.21	6	100.00%
Aggravated Assault	2	1	0.20	1	100.00%
Intimidation	1	1	0.10	2	-50.00%
Simple Assault	9	7	0.91	3	200.00%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	0	0	0.00	1	-100.00%
Counterfeiting/Forgery, Total	0	0	0.00	2	-100.00%
Destruction/Damage/Vandalism of Property, Total	1	0	0.10	9	-88.89%
Drug/Narcotic Offenses, Total	29	29	2.93	34	-14.71%
Drug Equipment Violations	11	11	1.11	15	-26.67%
Drug/Narcotic Violations	18	18	1.82	19	-5.26%
Embezzlement, Total	1	0	0.10	0	-
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	3	1	0.30	2	50.00%
False Pretenses/Swindle/Confidence Game	0	0	0.00	0	-
Credit Card/Automatic Teller Machine Fraud	0	0	0.00	1	-100.00%
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	3	1	0.30	1	200.00%
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Gambling Equipment Violations	0	0	0.00	0	-

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 02/28/2026

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Sports Tampering	0	0	0.00	0	-
Homicide Offenses, Total	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	0	-
Larceny/Theft Offenses, Total	29	6	2.93	9	222.22%
Motor Vehicle Theft, Total	4	1	0.40	0	-
Pornography/Obscene Material, Total	1	1	0.10	0	-
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	0	-
Sex Offenses, Total	1	1	0.10	0	-
Fondling	0	0	0.00	0	-
Rape	1	1	0.10	0	-
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	0	-
Weapon Law Violations, Total	1	1	0.10	1	0.00%
Group A Offense, Total	82	49	8.28	65	26.15%
Crimes Against Person, Total	13	10	1.31	6	116.67%
Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Property, Total	38	8	3.84	24	58.33%
Crimes Against Society, Total	31	31	3.13	35	-11.43%
Officers Killed or Assaulted YTD	0			0	-



**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
FEBRUARY 2026**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	2	\$25,679.02	\$808,990.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	3	\$1,766.00	\$120,996.00
Residential Addition	1	\$1,116.00	\$377,000.00
Electrical	4	\$400.00	\$35,000.00
Mechanical	1	\$100.00	\$17,000.00
Plumbing	5	\$500.00	\$12,399.00
Irrigation			
Fence	1	\$100.00	\$1,500.00
Swimming Pool			
Accessory Structures	1	\$144.00	\$5,500.00
Demolition			
<u>NEW COMMERCIAL</u>			
New Commercial Building			
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	5	\$1,091.22	\$54,000.00
Commercial Addition			
Signs	5	\$684.00	\$15,000.00
Electrical	1	\$100.00	\$2,500.00
Mechanical	1	\$100.00	\$750.00
Plumbing	1	\$100.00	\$495.00
Irrigation	1	\$1,108.50	\$90,000.00
Demolition			
Swimming Pool			
Fence/Screening Wall			
Certificate Of Occupancy	5	\$800.00	
Temporary Use Permit			
TOTALS	37	\$33,788.74	\$1,541,130.00

March 2026						
◀ February					April ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9 Joint Planning & Zoning & City Council Meeting	10 KEDC Meeting	11	12	13	14
15	16	17 KKBB Meeting	18	19 Parks & Rec Meeting	20	21 Easter Event
22 Kaufman County Day	23 Kaufman County Day Regular City Council Meeting	24	25	26	27	28
29	30	31				

April 2026						
◀ March					May ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10 Public Works Equipment Rodeo	11
12	13	14 KEDC Meeting	15	16 Parks & Rec Meeting	17	18
19	20	21 KKBB Meeting	22	23	24	25
26	27 Regular City Council Meeting	28	29	30		

May 2026						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Election Day
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC Meeting	13	14	15	16
17	18 Regular City Council Meeting	19 KKBB Meeting	20	21 Parks & Rec Meeting	22	23
24	25 City Hall Closed-Memorial Day	26	27	28	29	30
31						