City of Colleyville
City Council
Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Monday, October 4, 2021

WORKSESSION - 5:30 PM
EXECUTIVE CONFERENCE ROOM - THIRD FLOOR

CALL TO ORDER

WS-1 Update from CWD

WS-2 Communications Update

WS-3 Discussion of the October 4, 2021, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBERS

INVOCATION: Pastor Paul Daniels, Colleyville Covenant

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4655

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-4656

4a Approval of the minutes of the regular City Council meeting of September 21, 2021

4b Approval of Q4 2021 economic development programs including a Christmas gift card program and a $1,000 advertising grant program

4c Approval of rejecting all bids for the Fire Station 3 New Emergency Generator project

4d Approval of a Funding Interlocal Agreement with Tarrant County for the Cheek-Sparger Road Reconstruction project, and authorizing the City Manager to execute the agreement

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-21-2174

Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

5b Ordinance O-21-2175

Request to appeal the decision by the Planning & Zoning Commission for the consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

5c Ordinance O-21-2176

Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

5d Ordinance O-21-2177

Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

5e Ordinance O-21-2178

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

5f Ordinance O-21-2179

Adopting the 2018 International Building Code, 2018 International Residential Code, 2018 International Energy Conservation Code, and the 2020 National Electric Code; and adopting the NCTCOG's respective regional amendments

5g Ordinance O-21-2180

Adopting the 2018 International Plumbing, Fuel Gas, and Mechanical Codes; and adopting the NCTCOG's respective regional amendments

5h Ordinance O-21-2181

Adopting the 2018 International Fire Code; and adopting the NCTCOG's respective regional amendments

5i Ordinance O-21-2182

Adopting the 2018 International Swimming Pool and Spa Code and the 2018 International Existing Building Code; and adopting the NCTCOG's respective regional amendments

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-21-4657

A resolution nominating candidates to the Tarrant Appraisal District (TAD) Board of Directors

6b Resolution R-21-4658

A resolution adopting the City Council Rules of Procedure

7. CITIZEN COMMENTS

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MONDAY, OCTOBER 4, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4659

9. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, October 1, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number WS-1 **Agenda Date** 10/4/2021
Type Worksession
Department City Manager

Title
Update from CWD

Explanation
Representatives from CWD, the City's waste disposal provider, will provide an update on services to the City Council.

Attachments

City of Colleyville
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Agenda Number WS-2 **Agenda Date** 10/4/2021
Type Worksession
Department Communications and Marketing

Title
Communications Update

Explanation
Staff will provide a communications update and answer questions from council.

Attachments
1. WS-2 Communication Update

Communications Update

City Council
October 4, 2021

Communications Update

Communications Goals:

- Provide accurate and timely information
- Keep residents apprised of what is happening within their city government
- Inform residents of special events and ways to be involved in the community

Communications Update

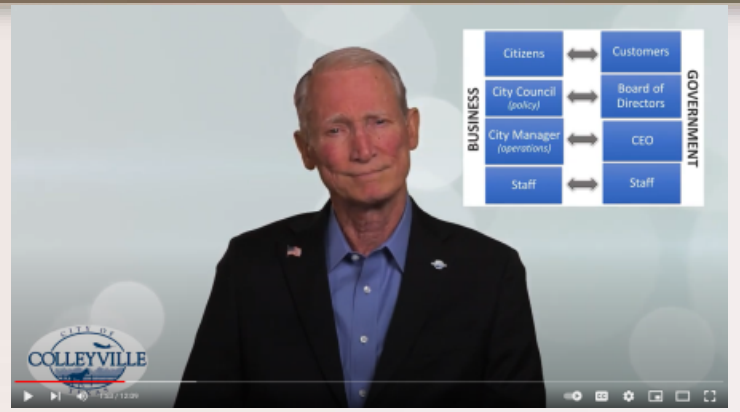
Communications Tool Chest

- Colleyville.com
- Social media
- E-News
- Communicator
- Video production
- Press releases/media
- Brochures/fliers
- Text alerts
- Code Red

Communications Update

Video Production

- Mayor's videos
- Your Council Minute
- Service in Focus
- City Beat
- Department/project spotlights



Communications Update

Brochures/Fliers

Communications Update

- Working with local media on Colleyville stories – provide background info, quotes, etc.
- Concerted effort to distribute press releases

Communications Update

Dallas - Fort Worth
10:58 AM Sep 8, 2021 CDT

Colleyville City Council plans to adopt no-new-revenue tax rate for fourth consecutive year

Dallas - Fort Worth
6:02 PM Aug 5, 2021 CDT

Colleyville Police Department to be internationally recognized for contributions to high-profile cases

Dallas - Fort Worth
2:01 PM May 27, 2021 CDT

Colleyville will expand its gift card program in summer 2021

Dallas - Fort Worth
11:40 AM Feb 26, 2021 CST

Cheek-Sparger Road upgrades scheduled in Colleyville

Major roadway revamp in Colleyville is almost complete

Mar 30, 2021 - One of the largest road projects in Colleyville's history is nearing completion. The reconstruction of state Highway 26, which has been transformed into a six-lane ...

Colleyville pumps over $300K into local businesses with latest gift card program

Mar 30, 2021 - This story was updated at 10:30 a.m. on March 30 with comments from the city of Colleyville and updated figures. The latest round of a ...

Colleyville police's investigations on sex trafficking, elder-fraud rings merit international awards

Aug 05, 2021 - The Colleyville Police Department announced Thursday that it has won two international awards for its investigative work. The department has been recognized by the International ...

Colleyville is sending out another round of gift cards redeemable at local businesses

May 27, 2021 - Colleyville is re-upping its gift card program aimed at boosting the city's local businesses. Last week, the city council approved the latest round of the ...

Colleyville awards $8 million contract for gateway project, getting it back on track

Jul 26, 2021 - Colleyville's gateway project is back on track. Three months after city council rejected an over-budgeted bid for the third phase of its $38 million State ...

Communications Update

E-News

- Distributed every Friday via email
- Sign up on Colleyville.com
- 6 – 8 main stories
- Event and program information
- City calendar
- Links to projects

Communications Update

Communicator

- Monthly traditional newsletter
- Non-time sensitive stories
- Working on a rebrand

COLLEYVILLE Communicator

Issue 05/2021

New Video Segments Keep Residents Informed

The City of Colleyville continues to enhance transparency through communication with our residents. We communicate through various channels, recognizing that people consume information in various ways. One such method is through video. We have recently debuted three new video segments – Your Council Minute, Service in Focus, and City Beat.

Your Council Minute provides a short recap the day after each City Council meeting detailing all actions taken by Council. We want you to know what your Council is doing even if you can't watch the meeting live. Service in Focus highlights in greater detail a service provided by the City that you may or may not be aware of. We've recently highlighted License Plate Readers (LPRs) and Urban Forestry. City Beat covers a wide range of topics to keep our citizens informed and involved, in a news format.

Check out all these videos on the City's Facebook page or the city website at Colleyville.com/Videos.

CITY BEAT

Stars and Guitars Makes Its Return on June 25

Colleyville's annual patriotic celebration is back on Friday, June 25 at City Park to provide a free concert and fireworks show for all.

The award winning, high energy,American country artist Jo Dee Messina will perform hits including "Heads Carolina, Tails California," "Bye, Bye," and "I'm Alright."

A seasoned veteran in the music industry, Jo Dee Messina has landed 9 number one hits, 16 Top 40 songs, sold over 5 million albums worldwide, and has been honored by the American Country Music Awards, Country Music Awards, and GRAMMY Awards. Fueled by faith, belief, and love, Jo Dee pours her heart and soul into everybody she meets and everything she touches, which is perhaps why Jo Dee Messina is such a timeless name in the music industry.

Jo Dee Messina will take the stage at 7:45 p.m. but the food trucks will be open to start serving at 6:30 p.m. Make sure you stay till the end of the concert for a spectacular 15-minute firework display set to patriotic music. The baseball fields will be open for seating so be sure to bring your lawn chairs and blankets. Bring your friends and family to see the biggest show in town!

Visit Colleyville.com/StarsAndGuitars or call 817.503.1113 for more information about the event.

Glow Crazy with Reading at Colleyville Public Library

Let the fun begin! Readers of all ages are invited to participate in the 2021 summer reading program, "Glow Crazy with Reading!" Colleyville Public Library is bringing the joy of summer reading to patrons with both in-person storytime classes and READsquared, an engaging online platform.

Summer Reading Club starts Monday, May 24 and is open to children, teens, and adults and continues through July 23. Participants can track titles of books read or amount of time spent reading. Prizes and reading rewards are earned throughout the program by reaching designated reading achievements, along with weekly random surprise drawings.

The first day to claim a prize is Monday, June 7. The last day to log your reading is Saturday, July 24. For more information, visit ColleyvilleLibrary.com.

Communicator

MONTHLY NEWSLETTER

Upcoming Events to Enjoy this Fall

Fall is just around the corner and so is the fun! Mark your calendar for these upcoming events with the City of Colleyville.

New this year is the addition of the Harvest Festival celebrating all things Fall. The event will feature autumn themed games and activities the entire family can enjoy.

Returning favorites include our annual National Night Out as well as several Concerts in the Plaza. For more information on these events, visit Colleyville.com/Events.

colleyville.com/events

FALL & WINTER '21 EVENTS

Fire Department Earns National Recognition for Efforts To Improve STEMI Treatment in North Texas

The American Heart Association has recognized Colleyville for providing optimal care for individuals experiencing a heart attack.

Colleyville Fire Department has received the American Heart Association's 2021 Mission: Lifeline® EMS Silver Plus Achievement Award, which is an improvement from 2020 Bronze Plus Achievement Award for implementing specific quality improvement measures to treat patients who suffer severe heart attacks.

Each year, more than 250,000 people experience an ST elevation myocardial infarction (STEMI), the deadliest type of heart attack, caused by a blockage of blood flow to the heart that requires timely treatment. To prevent death, it is critical to restore blood flow as quickly as possible, either by mechanically opening the blocked vessel or by providing clot-busting medication.

The American Heart Association's Mission: Lifeline program helps reduce barriers to prompt treatment for heart attacks – starting from when 9-1-1 is called, to EMS transport and continuing through hospital treatment and discharge. Optimal care for heart attack patients takes coordination between the individual hospital, EMS and healthcare system.

"EMTs and paramedics play a vital part in the system of care for those who have heart attacks," said Tim Henry, M.D., Chair of the Mission: Lifeline Acute Coronary Syndrome Subcommittee. "Since they often are the first medical point of contact, they can save precious minutes of treatment time by activating the emergency response system that alerts hospitals to an incoming heart attack patient."

Program participants apply for the award recognition by demonstrating how their organization has committed to improving quality care for STEMI patients.

"Colleyville Fire Department is honored to be recognized by the American Heart Association for our dedication to providing optimal care for heart attack patients," said Chief Mark Cantrell. "The Mission: Lifeline program puts proven knowledge and guidelines to work on a daily basis so patients have the best possible chance of survival."

COVID Continues to be Prevalent; Please Check on Your Neighbors

From COVID-19 to a harsh winter storm, the care and compassion shown by our residents over the last 18 months has been amazing. As the Delta variant continues to be prevalent in our community, please check in on your neighbors and friends. Many times a delivered meal, groceries, medications, or just someone to talk to can go a long way!

Communications Update

Future Efforts

- Communicator rebrand
- Spotlight each department
- Voiceover on-hold messages
- State of the City

Communications Update

City Council
October 4, 2021

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number WS-3
Agenda Date 10/4/2021
Type Worksession
Department City Secretary

Title

Discussion of the October 4, 2021, City Council regular agenda items

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1
Agenda Date 10/4/2021
Type Executive Session
Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-21-4655

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 4, 2021

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-21-4656

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 4, 2021

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the Regular City Council meeting of September 21, 2021

b. Approval of Q4 2021 economic development programs including a Christmas gift card program and a $1,000 advertising grant program

c. Approval of rejecting all bids for the Fire Station 3 New Emergency Generator project

d. Approval of a Funding Interlocal Agreement with Tarrant County for the Cheek-Sparger Road Reconstruction project, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor Pro Tem

City of Colleyville
City Council
Minutes - Draft

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Tuesday, September 21, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, September 21, 2021, at 5:30 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmember Tammy Nakamura

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, City Building Official Eddie Wilson, Community Relations/Events Specialist Ronni Orr, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Review and discussion of the City Council Rules of Procedures

City Secretary Christine Loven presented this item, noting most of the recommendations were general housekeeping items to comply with legislation and policy. Following review and discussion, the City Council requested additional changes under Section V. Agenda and directed staff to bring the item forward as a resolution at the next City Council Meeting.

WS-2 2018 International Building Code Review Committee Updates

Community Development Director Ben Bryner presented this item. He noted on April 6, 2021, the City Council had provided direction to staff to review the code books to identify any problematic changes and report the findings to City Council, before moving forward with adoption. Director Bryner stated the committee consisted of staff members Jerry Ducay, Mark Wood, Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. Mayor Pro-Tem Bobby Lindamood and Councilmember George Dodson were invited to attend, but were unable and entrusted the work to the committee. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book referenced above were reviewed. He noted a list of code changes that caught the committee's attention was prepared and included for review however; the committee is proposing no changes.

There was general discussion regarding the International Code Council (ICC), the knowledge and expertise of Building Official Eddie Wilson, grandfathering regulations, and how the codes are vetted.

Mayor Newton expressed his appreciation to the committee for all their work.

WS-3 Discussion of the September 21, 2021, City Council regular agenda items

Mayor Newton stated Consent Agenda items 4e and 4f have been removed and will come forward at a future date and tabled Resolution R-21-4648 would be removed from the table and voted on.

Mayor Newton also advised City Council new voting software is in place and will be used this evening.

Mayor Newton adjourned the Worksession at 6:15 p.m. and called the Executive Session to order.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmember Tammy Nakamura

1. **EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D**

   Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

   Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL and update on Texas opioid litigation settlement and the City's pending claim

   Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

   Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

There was no action taken and Mayor Newton adjourned the Executive Session at 7:06 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:31 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmember Tammy Nakamura

INVOCATION: Nathan Aviles, Bethel Methodist Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4650

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Newton and the City Council made the following announcements:

COVID-19 Update – Colleyville has 264 active positive cases. Colleyville continues to maintain a high vaccination rate for our total population at 68% vaccinated. The Tarrant County Epidemic curve shown on the screen shows that new infections are on the decline. At the last meeting, we had an indication that we were starting a down turn, but this data demonstrates it. That is very good news. Also, the death curve is showing the same downward trend as the epidemic curve. Tarrant County beds occupied by COVID patients is 23% and the Tarrant County bed availability is 12%. This means that 65% of all Tarrant County hospital beds are in use for reasons other than COVID. Tarrant County Health still has the community spread level at "high".

Sales Tax Continues Positive Trend – The Texas Comptroller's Office has posted the most recent sales tax allocation information for September, representing all receipts from purchases made in July of this year. It is exciting to report that our most recent collection came in at 18.9% over July of FY20, putting our year-to-date growth at 14.1%. In terms of dollars, this represents a total YTD gain of $954,000 over last year.

It also bears noting that this month marks the 16th consecutive month in which Colleyville has posted sales tax gains over the previous year. With only two months left in the fiscal year, we are likely to exceed last year's collections by well over $1 million. Later tonight, our Finance Director will provide additional

background on sales tax comparisons in our region. We thank all those who continue SHOP COLLEYVILLE!

FEMA New Floodplain Maps Formal Review Underway – On July 30, 2021, FEMA published official notice that a 90-day appeal period is underway in anticipation of the new floodplain map publication in November. Once published, the new map is to be adopted by our City within six months. Staff has reviewed the new maps and determined that 297 properties within Colleyville will see a change in the floodplain designation for their property. Of those identified, 175 are minor in nature, only affecting a small segment of the property. These minor impact changes will likely not result in the property owner being required to purchase flood insurance. The remaining 122 parcels will see significant changes to the floodplain designations on their property.

Staff mailed a letter to all 297-property owners and invited them to a public meeting at the Colleyville Center on September 23 at 6 p.m. This event is intended to provide information to property owners regarding their appeal rights with FEMA. Additionally, staff will share the comments collected at this event with FEMA representatives at a subsequent meeting. Please feel free to join us for this public meeting.

Chamber Golf Outing & Colleyville All Stars – The annual Chamber of Commerce golf tournament, co-chaired by Mark Wood, was held yesterday September 20. Each year, the City receives several teams with our sponsorship of the tournament, and we utilize the teams to reward our staff All Stars with a fun day of golf. This year, we have 16 All Stars who have gone above and beyond in their work for the City. These individuals are nominated by their department. This year's City's All Stars are:

Braden Fargo – Fire
Brian Myers – Public Works
Aaron Gunther – Municipal Court
Clay Williams – Police
Garrett Rigsby – Fire
Josiah Kamppi – Police
Carlisha Mitchell – ISM
JP Alonso – Video Production
Jennifer Newman – Finance
Pablo Reyes – Colleyville Center
Nathan Demchuk – Public Works
Mike Knowles – Parks
Jackie Reyff – Community Development
Mike Almy – Parks
Jesse Franks – Video Production
Will Branch - ISM

Gift Card Update – Gift card redemptions appear to be coming to an end. To date, 7712 - $35 gift cards have been redeemed ($269,920) and 484 - $50 cards. We are proud to have partnered with our citizens to bring this economic development initiative to our brick-and-mortar businesses. This effort has injected nearly $270,000 directly into our local business community. Thank you for shopping Colleyville and supporting our businesses!

Colleyville Debuts Movies in the Plaza! – Join us Thursday, September 23 at 8 p.m. for a FREE viewing of the Disney animated favorite, *Raya & the Last Dragon*. This is a great movie for the entire family. Bring your blankets/lawn chairs for a fun night out on the City Plaza, 100 Main Street (at City Hall). Rumor has it popcorn will be served.

Texas Flood Plaza Concert on Sunday (9/26) – Come out to City Plaza Sunday, September 26 at 4 p.m. for another free concert. Performing will be *Texas Flood*, one of the premier blues bands in all of North Texas. Evolving from the original tribute to Stevie Ray Vaughan, Texas Flood pays tribute to the legends as well as the future of the blues through their own music and style. With an in-your-face show and raw high energy, they take the listener on a journey through the blues. Texas Ice Cream will provide FREE cold, sweet treats and bottled water for all.

Mayor Pro Tem Lindamood stated he had to leave the last meeting due to an emergency at home. He expressed his appreciate to everyone who called, texted, and checked in on him and the family and thanked the Police and Fire chiefs for responding so quickly. Mayor Pro Tem Lindamood said his wife has vertigo and they are seeking treatment and everyone is fine.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-4651

4a Approval of the minutes of the regular City Council meeting of September 7, 2021

4b Approval of the second renewal of the Interlocal Agreement for Combined Public Safety Dispatching and Jail Services

4c Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed $205,249.40, and authorize the City Manager to execute same, and any associated change orders, in an amount not to exceed 25-percent of the contract price

4d Approval of an agreement with MESA for construction administration and observation services for the SH26 Gateways project, in an amount not to exceed $199,775, and authorizing the City Manager to execute the agreement

4e Approval of a five-year term service agreement with Trane Service Group, utilizing OMNIA Partners, to provide for the inspection, maintenance, and repair of the HVAC system at City Hall and the Public Library, in an amount not to exceed $83,724.00, and authorize the City Manager to execute the agreement

4f Approval of a five-year term service agreement with Trane Service Group, utilizing OMNIA Partners, purchasing cooperative, to provide for the inspection, maintenance, and repair of the HVAC system at the Justice Center, in an amount not to exceed $195,362.00, and authorize the City Manager to execute the agreement

4g Adoption of the Fiscal Year 2022 to 2026 Capital Improvement Program (CIP)

Mayor Newton read Resolution R-21-4651 in its entirety, but noted items 4e and 4f, which were published on the Consent Agenda, have been removed.

Police Chief Michael Miller presented item 4b and reviewed the services of each City and the budgetary impact. Chief Miller stated the partnership with all the involved cities is strong and staff recommends approval.

Mayor Newton recapped the presentation given by Chief Miller and noted the City of Colleyville provides court services for the City of Keller. Councilmember Dodson noted there is tremendous savings with the ILA and Chief Miller added there is increased education and information sharing.

Assistant City Manager Adrienne Lothery presented item 4c noting this is the fifth and final renewal of the contract with Whitmore and Sons. Manager Lothery provided a review of services and cost since 2017 and stated staff recommends approval.

There were no questions, but it was noted landscaping throughout the City is very nice and well maintained.

Assistant City Manager Adrienne Lothery presented item 4d which provides for construction administration and observation services by MESA for the SH26 Gateways project. Manager Lothery explained each element of the agreement and noted third party oversight of the construction of the towers is very specialized and outside of the professional expertise of the City's building inspection and construction management staff.

There were no questions however, Mayor Pro Tem Lindamood noted the TIF is funding this agreement and the construction of the towers, and no tax dollars are being used.

City Engineer Larry Wright presented item 4d and explained in order to plan for Colleyville’s long-term needs, the City’s comprehensive Capital Improvement Plan (CIP) is updated each year as a part of the annual budget process. The CIP provides an opportunity to consider all of the City’s capital needs in the coming years and to determine the priority of each, as well as whether available funding resources are sufficient to support those expenditures. He stated the CIP operates

on a multi-year basis and utilizes a variety of funding sources, both from the City and other entities. Engineer Wright noted staff presented the draft FY 2022-2026 CIP to the City Council for discussion and comment at the July 6, 2021, City Council Worksession and the FY 2022-2026 CIP document includes projected beginning and ending available balances for each year and each funding source. In addition to estimated expenditures for each fiscal year, estimates for anticipated revenues that add to available funding have also been included. He reviewed every project and stated approval directs staff to begin working on year one (FY 2022) projects, but individual contracts for projects will be brought forward for City Council approval in accordance with the City's purchasing policy.

There was brief discussion regarding implementing an adhoc citizen committee to recommend to City Council a CIP fee, the fiber optic program, Senior Center renovation, and justice center pond.

Mayor Newton stated the five-year plan is updated annually and all projects are paid in cash. He also recognized the Public Works Department for creating an interactive map which tracts all the ongoing projects and is available of the City's website.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 8:47 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-21-4651, seconded by Councilmember Wheat.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - August 2021

Finance Director Kyle Lester presented the report noting through August, the General Fund collected 97% of budgeted revenue and spent 88% of budgeted expenditures. Cash flow remains ahead of where anticipated and very close to last August's position. Due to legislation passed during the last legislative session as well as a weak fixed income market, franchise tax revenue and interest income are the only weaker spots in the revenue profile. In total, the Fund's surplus amounts to $2.8 million, excluding the $3.3 million in CARES act money the City received this month.

This report provides for the tenth collection of the year from July's sales, and it brought in an increase of 18.9% over July of last year. This makes the total YTD growth at 14.1% over FY20, and makes for a total dollar gain of $954,000. Director Lester reported statewide, Texas cities saw another month of double-digit gains for a total fiscal year increase of 11.6%. DFW cities fared better with an average monthly increase of 25.5%, yielding a total average year-to-date increase of 14.2%. Destination-based economies such as Hurst and Grapevine are beginning to turn around.

The Utility Fund through the eleventh month of the fiscal year has collected 80% of its budgeted revenue and spent 69% of its budgeted expenditures. The surplus of $2 million is stronger than last year due to the strong true-up refund from the Trinity River Authority, which will pass on to the cash-funded capital improvement plan at the end of the year. The City's direct costs are outpacing its revenues (electricity costs from the winter storm and higher repairs/meter replacements are some main drivers). Additionally, due mostly to low investment earnings and not charging for penalties through most of this year, the utility's revenues are tracking below budget. Current projections indicate some fund balance for the operational costs will have to be utilized this year. However, this appears to be an issue unique to this year.

The Drainage Utility Fund has received 95% of its budgeted revenue and spent 87% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temporary help. The current surplus of $218,000 represents a $26,000 increase from last month. Drainage fee revenues tend to average 1.2% higher than the previous fiscal year, although at this point there is less than 1% growth for FY21. Any year-end surplus in this fund will be moved to the Drainage Capital Fund for use in the City's Capital Improvement Plan.

Mayor Newton made note of the current $2,860,000 surplus in the General Fund and asked Director Lester how much of the money will be utilized before the end of the year. Director Lester stated he believes approximately $1.2 million, which would conservatively leave a $1.5 million surplus. Mayor Newton noted the surplus will be placed in the FY22 Capital Improvement Project Fund.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-21-2168

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district established by Ordinance O-14-1927, to provide for revised building elevation drawings on Lot 2, Block 1, BYD Addition, located at 1109 Glade Road-Case ZC21-017

Mayor Newton read the caption of Ordinance O-21-2168.

Community Development Director Ben Bryner presented this item, which is a request to amend the PUD-C to provide for new building elevations on the last remaining lot approved under the 2014 PUD-C.

Mayor Newton recapped the questions from residents at the first reading and noted the applicant had answered all the questions regarding parking, trash receptacles, exterior lighting, windows, and construction materials.

Doug Skimmer, representing the applicant, 1620 South Fork Drive NRH, provided a brief presentation, showing elevation views from the residence perspective. He also stated trash cans are yard carts stored on a pad and moved to the street for pickup, there are no dumpsters and there will be no trash trucks behind the building. He also addressed the lighting, wall, landscaping, and windows.

Mayor Pro Tem Lindamood asked for clarification regarding the number of lights on the back of the building. Mr. Skimmer stated there are two lights; one is on the back of the building, the other on the side. Councilmember Dodson stated at the last meeting the use of stucco was mentioned, but to be clear, a Hardy plank (cementco sheet) will be used and it has a 100-year warranty.

Mayor Newton opened the public hearing at 9:21 p.m.

Lisa Peterson, 1104 Jo Carroll, stated the previous developer did not meet the fencing and landscaping expectations and she is concerned this will occur again. Mayor Newton explained the landscape exhibit is a part of the ordinance and will be required to be completed as provided for in the exhibit. Failure to do so will cause the developer to be out of compliance and be subject to a fine of $2,000 per day. Mayor Newton also explained the applicant is before the City Council because he wanted to change the appearance of the building, which was previously approved by another ordinance. In order to change the look of the building, the applicant had to go back through the approval process with the Planning and Zoning Commission and the City Council, but will still have to meet all the conditions of the PUD-C.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:26 p.m.

Councilmember Kelley made a motion to approve Ordinance O-21-2168, seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

Mayor Newton announced the elevator is not working and directed anyone needing assistance to come to the front and staff will assist them. City Manager Jerry Ducay explained the location of the stairs and stated staff is in the lobby to assist with a Webex connection or assistance to enter the Council Chambers.

6b Ordinance O-21-2169
Amending Ordinance O-20-2134 relating to the Fiscal Year 2021 budget

Mayor Newton read the caption of Ordinance O-21-2169.

Finance Director Kyle Lester presented this item, noting the ordinance provides for the transfer of the FY 2021 operating surpluses to the respective Capital Projects Fund for future capital projects (General, Utility, and Drainage Funds). He stated in the event the expenditures in a department exceed the adopted budget for the department, there would be a transfer of all or part of the unencumbered appropriation balance from one department to another. He noted there are several overages in the FY21 budget due to increased IT costs related to videos, events advertising, increased electricity, phone, first response costs related to winter storm/pandemic, and legal fees. These overages are minor and will be handled as described above. There will be a significant operating surplus overall.

Mayor Newton noted Director Lester is estimating a surplus of $.5 million and he is estimating a $2 million surplus.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 9:31 p.m.

Councilmember Dodson made a motion to approve Ordinance O-21-2169, seconded by Councilmember Wheat.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

6c Ordinance O-21-2170
Adoption of the proposed Fiscal Year 2022 budget

Mayor Newton read the caption of Ordinance O-21-2170.

Finance Director Kyle Lester presented this item, and provided a history of the Council's budget efforts since 2018. He then highlighted the key accomplishments of this proposed budget, which includes the no-new-revenue tax rate for fourth consecutive year, a balanced budget which demonstrates responsible fiscal management, and maintains service levels across the City, without cuts. Director Lester stated the proposed budget aligns expenditures with appropriate funding sources, and the CIP includes investment in and replacement of the City's infrastructure and furthers beautification efforts throughout the community.

Director Lester reviewed property value calculations, noting the average property value has increased over $22,000, but the proposed tax rate, which is the no-new revenue tax rate, will keep the average property tax bill flat. He also reviewed the proposed revenues and expenditures by fund. Director Lester stated the only variable in the Utility Fund is the Trinity River Authority as we pay for what is used, but plan for what is proposed.

Mayor Newton stated the City has conducted a drainage study to determine where there are drainage issues and we are in the process of figuring out how to adjust the drainage fee everyone pays monthly for drainage to match the needs and this is why there is currently a surplus in the drainage fund. We are about to pass a budget and this is a balanced budget; we will never pass an unbalanced budget. Mayor Newton encouraged everyone to pay attention to the budget because it is so important to understanding where the money is spent.

There were no questions.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 9:45 p.m.

Councilmember Wheat made a motion to approve Ordinance O-21-2170, seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

6d Ordinance O-21-2171
Adoption of the Ad Valorem Tax Rate for Fiscal Year 2022

Mayor Newton read the caption of Ordinance O-21-2171.

Finance Director Kyle Lester presented this item and stated for the fourth year in a row, the Council's efforts have resulted in the proposal of a no-new revenue tax

rate. The calculated FY2022 no-new-revenue tax rate is $0.291778/$100 valuation and the proposed tax rate is the same as the no-new-revenue rate. Mayor Newton stated Colleyville has lead the region in being fiscally conservation and other cities are now striving to achieve the no-new-revenue- tax rate. However, Colleyville is the first City to achieve a no-new-revenue-tax rate for four consecutive years.

Mayor Newton stated it is very difficult to pass a no-new-tax revenue. This City Council and staff have accomplished this for the fourth year because the City is run not as a bureaucratic government, but as a small business. We reevaluate needs every year, we look at our strategies and objectives, and set priorities based on citizen wants.

Mayor Newton stated it is important for the public to understand the budget and tax rate as not all cities operate like Colleyville. Mayor Newton stated this Council has established a Tax Rate Setting Policy, which states we will begin each fiscal year at the no-new-revenue tax rate and fully justify any revenue needed beyond it.

Mayor Newton thanked the staff and Council for all their efforts and work in accomplishing this no-new-revenue-tax rate for the fourth year in a row.

Councilmember Dodson added we have also been able to accomplish this in a COVID year when there were so many challenges. He also noted the staff seeking grants is admirable and has made a difference.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 9:57 p.m.

Councilmember Rigney made a motion to approve Ordinance O-21-2171, seconded by Councilmember Kelley.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

Mayor Newton and the City Council celebrated the passing of the no-new-revenue tax rate for the fourth year.

Mayor Newton moved to item 7a at 10:00 p.m. and returned to 6e at 10:31 p.m.

6e Ordinance O-21-2172

6e Ordinance O-21-2172

An ordinance amending Section 3 - Service Charges of the Water and Sewer Policy and Procedure Manual as contained in the Code of Ordinances, to implement updated base rates

Mayor Newton read the caption of Ordinance O-21-2172.

Finance Director Kyle Lester presented this item, and highlighted the history of the Water and Wastewater Rate Advisory Committee's work and implementation for rate establishment and CIP funds. Director Lester stated approval of this ordinance would provide for using the funding model proposed by the Water and Wastewater Rate Advisory Committee, which met August 24, 2020, to increase the current water and wastewater base rates and Utility Capital Improvement Plan (CIP) base rate to fund future utility capital projects.

There was general discussion of the base and volumetric rates and the true-up payments from Trinity River Authority.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 9:44 p.m.

Councilmember Dodson made a motion to approve Ordinance O-21-2172, seconded by Councilmember Wheat.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

6f Ordinance O-21-2173

Amending the City's fee schedule by amending and restating Section 2-26 of the Colleyville, Texas, Code of Ordinances, establishing fees and charges for City services

Mayor Newton read the caption of Ordinance O-21-2173.

Finance Director Kyle Lester presented this item and noted fee changes are proposed the Colleyville Business Center office rental fees, Community Development Board of Appeals fees, Utility meter and inspection fees, and adding a fee for pickle-ball court rentals.

There was discussion of the meter fees and how the tennis and pickle ball courts are reserved.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 10:50 p.m.

Councilmember Dodson made a motion to approve Ordinance O-21-2173, seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

Mayor Newton moved to items 7a and 7b at 10:00 p.m. before returning to items 6e and 6f.

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-21-4652

Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically the lot area, front setback, maximum lot coverage, and maximum impervious coverage in the RD Two Family Residential district, for Lot 15, Block 6, Woodland Hills, located at 3403 Queensbury Way E., Case VC21-004

Mayor Newton read Resolution R-21-4652 in its entirety.

Community Development Director Ben Bryner presented this item, which seeks variances for lot area, front setback, maximum lot coverage, and maximum impervious cover to allow for the rebuilding of a home, which was completely destroyed due to a fire.

Mayor Pro Tem stated the Council has received several emails in support of this request.

Mayor Newton stated he and this Council are generally hard on variance requests unless there is an uncontrollable reason and this request meets the criteria, in his opinion. He stated the homeowners want to rebuild their home basically the same as it was and to match the neighborhood.

Mayor Newton opened the public hearing at 10:08 p.m.

Susan Luna, 4105 Parkview Court, Bedford, spoke in favor of this item.

Cody Tipton, 3403 Queensbury Way E., thanked their neighbors, friends, and City Council for their support.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 10:12 p.m.
Councilmember Kelley made a motion to approve Resolution R-21-4652, seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

Mayor Newton moved to 8a at 10:16 p.m. and returned to 7b at 10:52 p.m.

7b Resolution R-21-4653
A resolution creating an adhoc Fund 3 General CIP Fee Advisory Committee

Mayor Newton read Resolution R-21-4653 in its entirety.

Mayor Newton explained this resolution sets the parameters for an adhoc citizen committee, which will be appointed by City Council to establish long-term funding for the implementation of Capital Improvement Projects needed to meet the current and future needs of the City. This committee will operate just as the Water and Wastewater Rate Advisory Committee had.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 10:56 p.m.

Mayor Newton made a motion to approve Resolution R-21-4653 with an amendment to add Section 4 e. The report of the adhoc Committee will be presented to the City Council, not later than January 18, 2022, seconded by Mayor Pro Tem Lindamood.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

Mayor Newton made a motion to remove Resolution R-21-4648 from the table, seconded by Councilmember Dodson.
The motion was approved by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

8a Resolution R-21-4648

Consideration of a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for lot area and setbacks in the R-40 Single Family Residential district, for Lot A1, Block 2, Reagan Estates, located at 701 W. LD Lockett Road, Case VC21-003

Mayor Newton read Resolution R-21-4648 in its entirety.

Community Development Director Ben Bryner presented this item for a variance for lot size and setback. Director Bryner noted the applicant has provided a revised plan which will call for a full demolition and rebuild of the house and would require one variance instead of two.

City Manager Jerry Ducay noted the accessory building would have to be moved to meet the front set back requirements. Mayor Newton asked the applicants to come forward.

Applicants Javier and Annissa Valencia, 701 W. LD Lockett Road, came forward. Mayor Newton asked if they understood the requirement to move the accessory building. Mrs. Valencia stated it had not been her understanding because it has been located on the property for almost 40 years. Mayor Newton asked what type of building it is and Mrs. Valencia stated it is a barn, which has been converted to a home office. Mayor Newton stated the building would have to be moved back behind the front setback.

There was general discussion regarding the regulations and differences in R-30 and R-40 zoning. Mrs. Valencia asked if they could request a variance to leave the building. Mayor Newton stated he would not vote for it.

Mayor Pro Tem Lindamood and Mayor Newton provided advice and counsel on how to move the building at a minimal cost.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 10:29 p.m.

Mayor Newton made a motion to approve Resolution R-21-4648, seconded by Councilmember Wheat.

The motion to approve carried by the following vote:

Ayes: 6 - Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Wheat, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Nakamura

Mayor Newton moved to 8a at 10:16 p.m. and returned to 7b at 10:52 p.m.

9. CITIZEN COMMENTS

Sayeda Syed, 6705 Sapphire Circle North, stated she had spoken at the last Council meeting regarding a cable on the street and by noon the next day, the City had responded and taken care of it. She expressed her appreciation to staff and Council for being so responsive.

Mrs. Syed then stated the Colleyville t-shirt, which she is wearing tonight and wore to a GCISD meeting, was deemed offensive and had to be covered or removed. Mrs. Syed stated she felt the City should be aware.

10. REPORTS

Parks and Recreation Advisory Board Minutes - July 12, 2021
Planning and Zoning Commission Meeting Minutes - August 10, 2021
Planning and Zoning Commission Worksession Minutes - August 23, 2021

There was no action taken.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR SEPTEMBER 21, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4654

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 11:05 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 4TH DAY OF OCTOBER 2021.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4b **Agenda Date** 10/4/2021 **Number**
Type Resolution
Department City Manager

Title
Approval of Q4 2021 economic development programs including a Christmas gift card program and a $1,000 advertising grant program

Strategic Plan
4.2 Encourage compatible commercial growth

Explanation
Reading and Public Hearing

This agenda item provides for approval of 2021 Q4 economic development programs.

Colleyville Gives Advertising Grant
In keeping with tradition from the last several years, the City plans to bring back the popular Colleyville Gives advertising grant program. This program provides $1,000 advertising grants to local businesses. Businesses who donate $500 or more to a non-profit organization of their choice will double their advertising grant ($2,000). Businesses participating in the program are required to use the tagline #ColleyvilleGives somewhere in their Q4 advertising efforts.

Christmas Gift Cards
A $35 Christmas Gift Card program is also proposed for Q4 2021. Specifically, gift cards to be redeemed at Colleyville businesses will be sent out in mid-November and mid-December. These gift cards are intended to encourage citizens to shop locally during the holiday season and support our bricks-and-mortar restaurants and retailers. In keeping with past gift card programs, a companion $50 Colleyville Cares gift card will also be distributed through the Ministerial Alliance to aid families in need.

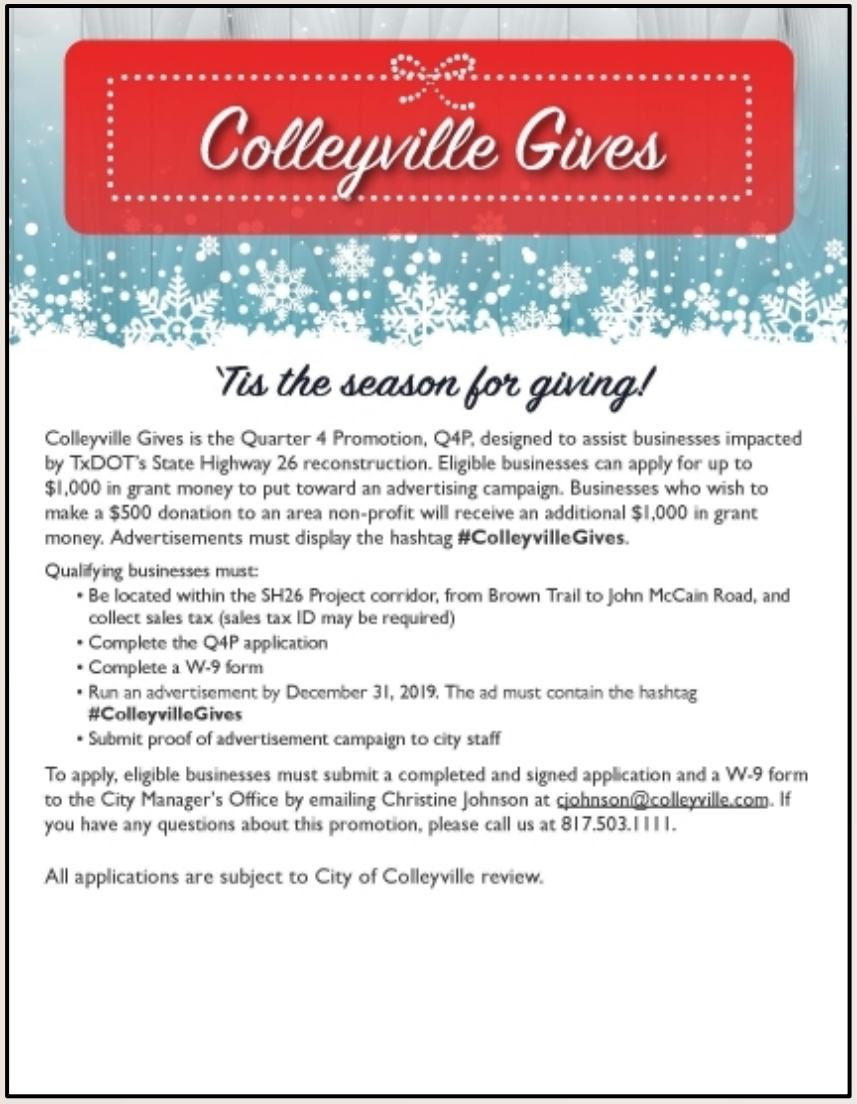
Financial Impact
The Q4 2021 economic development programs will be funded from the Tax Increment Financing (TIF) Fund. The Colleyville Gives program is estimated to cost approximately $80,000 and the Christmas Gift Card Program is estimated to cost between $450,000 - $500,000.

Recommendation
Approve

Attachments

1. 4b- Q4 Eco Dev Programs Presentation

Colleyville Gives



Colleyville Gives

'Tis the season for giving!

Colleyville Gives is the Quarter 4 Promotion, Q4P, designed to assist businesses impacted by TxDOT's State Highway 26 reconstruction. Eligible businesses can apply for up to $1,000 in grant money to put toward an advertising campaign. Businesses who wish to make a $500 donation to an area non-profit will receive an additional $1,000 in grant money. Advertisements must display the hashtag **#ColleyvilleGives**.

Qualifying businesses must:

- Be located within the SH26 Project corridor, from Brown Trail to John McCain Road, and collect sales tax (sales tax ID may be required)
- Complete the Q4P application
- Complete a W-9 form
- Run an advertisement by December 31, 2019. The ad must contain the hashtag **#ColleyvilleGives**
- Submit proof of advertisement campaign to city staff

To apply, eligible businesses must submit a completed and signed application and a W-9 form to the City Manager's Office by emailing Christine Johnson at cjohnson@colleyville.com. If you have any questions about this promotion, please call us at 817.503.1111.

All applications are subject to City of Colleyville review.

- Continue popular advertising grant program for a 4th year
- $1,000 grant **OR** $2,000 grant if a business makes a $500 charitable contribution
- Avg. annual program cost of $80,000
- This program has lead to $62,816.56 in total charitable donations over the last two years
- Funded with TIF economic development program funds

Holiday Gift Cards 2021

- Consider a holiday gift card program for 2021
  - 1st round mid-November (pre-Black Friday)
  - 2nd round mid-December (pre-Christmas)
- Typical program cost of $220-240k per round
- Continue $50 cares cards as well (est. $24k)

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 4c **Agenda Date** 10/4/2021 **Number**
Type Resolution
Department Engineering

Title
Approval of rejecting all bids for the Fire Station 3 New Emergency Generator project

Strategic Plan
2.1 Provide responsive, efficient city services

Explanation
Reading and Public Hearing

The Fire Station 3 New Emergency Generator Project involves furnishing and installing a new whole system emergency generator to replace the existing partial system diesel generator which failed during the February 2021 weather event.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on May 30, June 6, and 13, 2021. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 38 plan holders, of which were 11 general contractors, one manufacturer, one not specified, five others, four plan rooms, ten sub-contractors, and six suppliers.

The City received 3 sealed bids, which were opened and publicly read aloud on June 29, 2021. The base bid amount of $223,469.00 submitted by C.F. McDonald Electric, Inc. far exceeds the anticipated cost. Staff will seek quotes to replace the partial system generator with a similar replacement. As a result, it is respectfully requested council approve the rejection of all bids submitted.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Bid Tabulation

Bid Tab - Colleyville Fire Station 3 New Emergency Generator

Item	Description	Unit	Quantity	C.F. McDonald Electric, Inc.	Prater Electric	Acumen Enterprises
1	Mobilization, Demobilization, Bonds and Insurance in accordance with the Notice to Bidders	LS	1	$15,000.00	$20,000.00	$29,800.00
2	Site Modifications (grading/pot hole utilities)	LS	1	$15,000.00	$5,000.00	$14,900.00
3	Demolition, removal, and haul-off of existing generator	LS	1	$3,000.00	$3,000.00	$5,960.00
4	Generator (as specified)	LS	1	$35,000.00	$55,000.00	$83,440.00
5	Auto Transfer Switch (as specified)	LS	1	$15,000.00	$10,000.00	$14,900.00
6	Load Docking Station (as specified)	LS	1	$10,000.00	$5,000.00	$11,920.00
7	Electrical Feed Modifications including all materials, conduits, wire, etc. (as specified for each wire and conduit size)	LS	1	$96,469.00	$86,000.00	$78,280.00
8	Gas Service (as specified)	LS	1	$8,000.00	$35,000.00	$11,120.00
9	Generator Commissioning (as specified)	LS	1	$1,000.00	$5,000.00	$11,920.00
10	Concrete (as specified for concrete pad, roadway patching, sidewalk repair, etc.)	LS	1	$25,000.00	$20,000.00	$35,760.00
	Sub Totals			$223,469.00	$244,000.00	$298,000.00
11	Construction Contingency	LS	1	$20,000.00	$20,000.00	$20,000.00
	Grand Total			**$243,469.00**	**$264,000.00**	**$318,000.00**

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 4d **Agenda Date** 10/4/2021 **Number**
Type Resolution
Department Engineering

Title
Approval of a Funding Interlocal Agreement with Tarrant County for the Cheek-Sparger Road Reconstruction project, and authorizing the City Manager to execute the agreement

Strategic Plan
3.1 Upgrade the condition of major roads and neighborhood streets
5.4 Actively seek public/private partnerships

Explanation
Reading and Public Hearing

This item is for the authorization of a Funding Interlocal Agreement (ILA) with Tarrant County for the Cheek-Sparger Road Reconstruction project. The ILA provides funds through the 2006 Tarrant County Transportation Bond Program (TBP) in an amount not to exceed $500,000 for this project.

In October 2018 council approved the Local Transportation Project Advance Funding Agreement for a District Development Authority, for the Preventive Maintenance and Rehabilitation of Cheek-Sparger Road (San Bar Lane to Oak Briar Lane). Reconstruction includes the addition of shoulders, curb and gutter, waterline, and storm drain. The advance funding agreement states costs will be allocated based on 80% federal funding and 20% local funding. Total local participation is estimated at $581,637.00 plus any construction overruns.

The attached ILA stipulates the City can seek reimbursement of construction costs associated with the project in an amount not to exceed $500,000.

Financial Impact
The City is responsible for 20% of the reconstruction costs and construction overruns for the project. This ILA stipulates the City can seek reimbursement of those costs in an amount not to exceed $500,000.

Recommendation
Approve

Attachments

1. Interlocal Agreement

STATE OF TEXAS	**§**	**Funding Interlocal Agreement**
	§	**for Cheek-Sparger Road Reconstruction**
COUNTY OF TARRANT	**§**	**(Construction Phase)**

This interlocal agreement (ILA) is entered into between Tarrant County, Texas, hereinafter referred to as COUNTY, and the City of Colleyville, hereinafter referred to as CITY, and collectively referred to as the parties, for the purpose of providing funding through the 2006 Tarrant County Transportation Bond Program to a needed transportation project within the boundaries of both parties which the Commissioners Court of the COUNTY and the governing body of the CITY find serves a public purpose and serves the public welfare of the citizens of Tarrant County.

The COUNTY and the CITY make the following findings of fact:

1. This ILA is made pursuant to Chapter 791 of the Texas Government Code;

2. To the extent necessary the parties will use current revenues to pay obligations in this ILA;

3. The project benefits the public in that it is a needed transportation project;

4. The COUNTY and the CITY each has the legal authority to perform its obligations in this ILA;

5. The division of costs provided in this ILA constitute adequate consideration to each party; and

6. Both parties acknowledge they are each a "governmental entity" and not a "business entity" as those terms are defined in Texas Government Code Section 2252.908, and therefore, no disclosure of interested parties is required.

I.
PROJECT DESCRIPTION

This Project, hereinafter referred to as PROJECT, will provide for the reconstruction of the roadway, softening the "S" curve from San Bar Lane to Oakbriar Lane to enhance safety, and will include an asphalt mill and overlay on the roadway sections from Colleyville Boulevard to San Bar Lane and from Oakbriar Lane to Brown Trail. Other improvements will include an 8-foot sidewalk on the north side, curb and gutter, drainage improvements, replacement of sewer and water lines, and landscape restoration within the City's right-of-way.

II.
SCOPE OF SERVICES PROVIDED BY CITY

The services to be provided by the CITY shall include, but are not limited to, the following:

A. All as-built total PROJECT costs including all construction, right of way acquisition, planning, engineering, surveying and governmental approval costs (collectively referred to as "Costs");

B. Construction agreement administration, site review, permitting, and inspection;

C. Interagency cooperation;

D. The CITY will provide regular status updates on the PROJECT to the COUNTY; and

E. The CITY will notify the COUNTY of completion of the PROJECT.

III.
TERM

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2023 unless extended in writing and approved by both parties.

IV.
FISCAL FUNDING ACKNOWLEDGEMENT

In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this contract, then the affected party will immediately notify the other party of such occurrence and this contract shall be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

V.
COST

The COUNTY agrees to reimburse the CITY for its cost for eligible construction expenses required for the PROJECT in an amount not to exceed $500,000 in accordance with the payment schedule in Attachment A. However, in the event that the schedule is delayed, the COUNTY is excused from paying until reasonable progress is made as determined by the COUNTY. The COUNTY recognizes that construction will be performed by a firm under contract with the Texas Department of Transportation (TxDOT) and that the CITY shall make payments to TxDOT. Any reimbursement request from the CITY to the COUNTY should include a copy of the check, certification letter, or other documentation as the CITY's proof of payment to TxDOT.

The CITY understands that the CITY will be responsible for any other expenses incurred by the CITY in performing the services under this ILA.

VI.
AGENCY-INDEPENDENT CONTRACTOR

Neither the COUNTY nor any employee thereof is an agent of the CITY, and neither the CITY nor any employee thereof is an agent of the COUNTY. This ILA does not and shall not be

construed to entitle either party or any of their respective employees, if applicable, to any benefit, privilege or other amenities of employment by the other party.

The COUNTY will have no right to control the manner or means of construction of the PROJECT.

VII.
ASSIGNMENT

Neither party may assign, in whole nor in part, any interest it may have in this ILA without the prior written consent of the other party.

VIII.
THIRD PARTY BENEFICIARY EXCLUDED

No person other than a party to this ILA may bring a cause of action pursuant to this ILA as a third party beneficiary. This ILA may not be interpreted to waive the sovereign or governmental immunity of any party to this ILA to the extent such party may have immunity under Texas law.

IX.
AUDIT OF RECORDS

The CITY's records regarding this PROJECT shall be subject to audit by the COUNTY during the term of this ILA and for two years after the completion of the PROJECT.

X.
ENTIRE AGREEMENT

This ILA represents the entire understanding of and between the parties and superseded all prior representations. This ILA may not be varied orally but must be amended by written document of subsequent date duly executed by these parties.

XI.
VENUE

This ILA shall be governed by the laws of the State of Texas and venue for any action under this ILA shall be in the district courts of Tarrant County, Texas.

XII.
SCHEDULING

The CITY agrees that the COUNTY retains control over the reimbursement payment schedule identified in Attachment A. The COUNTY agrees to notify the CITY of any changes to the funding disbursement schedule 30 days in advance. Such notification will be in the form of written correspondence delivered by regular mail.

XIII.
TERMINATION

Until funded by the COUNTY as described in Paragraph IV this ILA may be terminated by either party by providing written notice to the other party at least thirty (30) days prior to the intended date of termination. Any notice or other writing required by this ILA shall be deemed given when personally delivered or mailed by certified or registered United States mail, return-receipt, postage prepaid, addressed as follows:

COUNTY:
County Administrator
Tarrant County
100 E. Weatherford Street
Fort Worth, Texas 76196

CITY:
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034

XIV.
SOVEREIGN POWERS

The COUNTY and the CITY agree and understand neither Party waives or surrenders any of its governmental powers by execution of this ILA.

APPROVED on this day the _____ day of _____, 2021, by Tarrant County.

Commissioners Court Order No. _____.

TARRANT COUNTY, TEXAS

_____
B. Glen Whitley, County Judge

_____
Gary Fickes, Commissioner, Precinct 3

CITY OF COLLEYVILLE

_____
Richard Newton, Mayor

APPROVED AS TO FORM:

Criminal District Attorney's Office*	City Attorney

* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF

$_____ as follows:

Fiscal year ending September 30, 2022	$400,000**
Fiscal year ending September 30, 2023	$100,000**
	$500,000**

Auditor's Office

*** Funds will be provided by Precinct 3 discretionary funds from the 2006 Transportation Bond Program*

ATTACHMENT A

Project Information

City: City of Colleyville
Project Name: Cheek-Sparger Rd Reconstruction (Colleyville Blvd to Brown Trail)

Project Schedule

	Start Date	Duration (mo.)	End Date
Design:	-	-	-
ROW Acquisition:	-	-	-
Utility Relocation:	-	-	-
Construction:	Feb-2021	10	Oct-2022

Reimbursement Payment by Phase

Design:	$0
ROW Acquisition:	$0
Utility Relocation:	$0
Construction:	$ 500,000
TOTAL:	$ 500,000*

* ***Funded with Precinct 3 discretionary funds from the 2006 Transportation Bond Program***

Reimbursement Payment Schedule by Calendar Quarter (SUBJECT TO CHANGE)

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2020	$	$	$	$
2021	$	$	$	$100,000
2022	$100,000	$100,000	$100,000	$100,000
2023	$	$	$	$

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5a **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2174
Type Ordinance
Department Community Development

Title

Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Ryan Panno and Brian Adams, the applicants, have submitted a request for an amendment to the existing PUD-R Planned Unit Development – Residential ordinance for the Villas at Windsor Steele development, being approximately 2.60 acres. The purpose is to amend the PUD-R's ordinance in order to allow for the incorporation of glass as an acceptable building material for garage doors. The current regulation requires wood or faux-wood doors. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of a 12 lot single-family subdivision under construction. This development was approved by the City Council in September of 2015.

Proposed Amendment:
Request – The applicant requests to change the PUD ordinance to allow for glass as an approved material for the garage doors.

Analysis: The requested PUD-R amendment is for an update to the allowable materials for garage doors. The previous ordinance was approved in 2015 and requires wood or faux-wood only. The applicant desires for glass to be an acceptable building material for the garage doors. To change the garage door materials from the PUD-R ordinance requires an amendment to Ordinance O-15-1964.

Plat Status: The property is platted as Lots 1-12, Block 1, of the Villas at Windsor Steele.

DRC Review: The DRC reviewed the request during their August 23, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south and west have AG Agricultural zoning and have mostly developed with residential structures, a church, and soccer fields. The properties to the east have PUD-R zoning and are improved with residential structures.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for residential development. The proposed change to the PUD-R ordinance does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request conditional that the glare from the glass shall be mitigated with some resolution prior to the City Council meeting at their September 13, 2021, meeting by a vote of 6-1.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Full-View-Brochure Garage Doors
6. Ordinance O-15-1964
7. Photo Sep 22, 10.39.28 AM
8. Notification Map

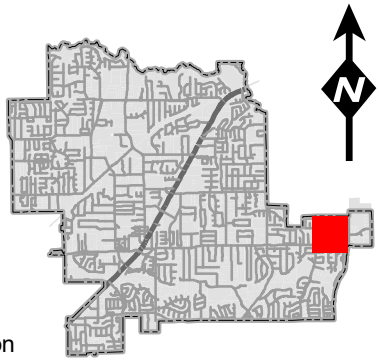
9. Notification Letter
10. Notify List
11. Letters Received
12. Updated Resident Letter 9.26.2021
13. Ordinance O-21-2174

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC21-018

5101-5145 Roberts Road



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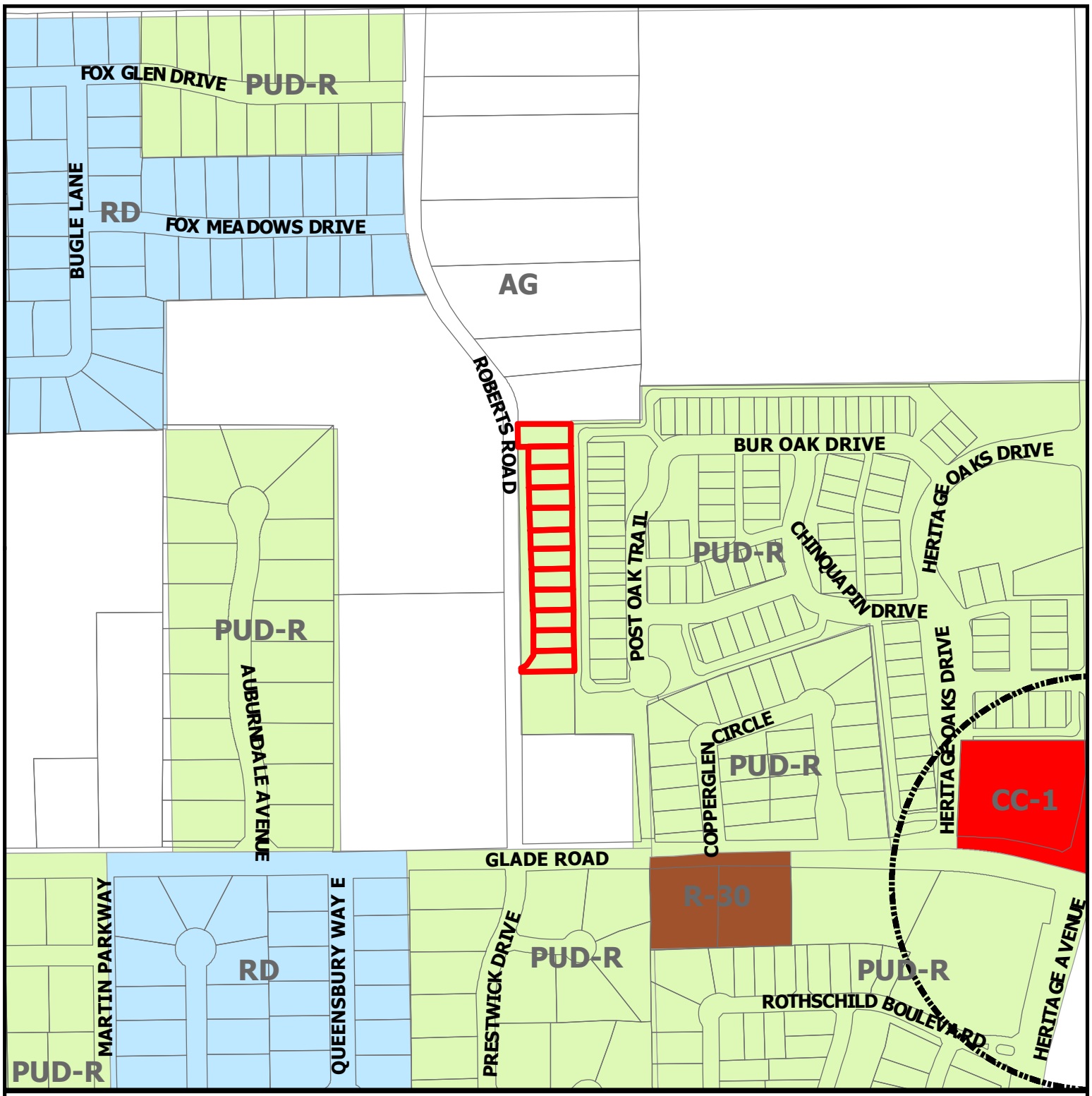
Subject Property

Sales Tax Preferred Intersection

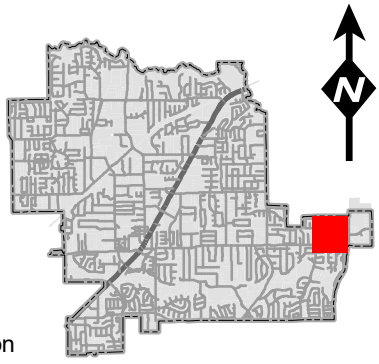
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC21-018

5101-5145 Roberts Road



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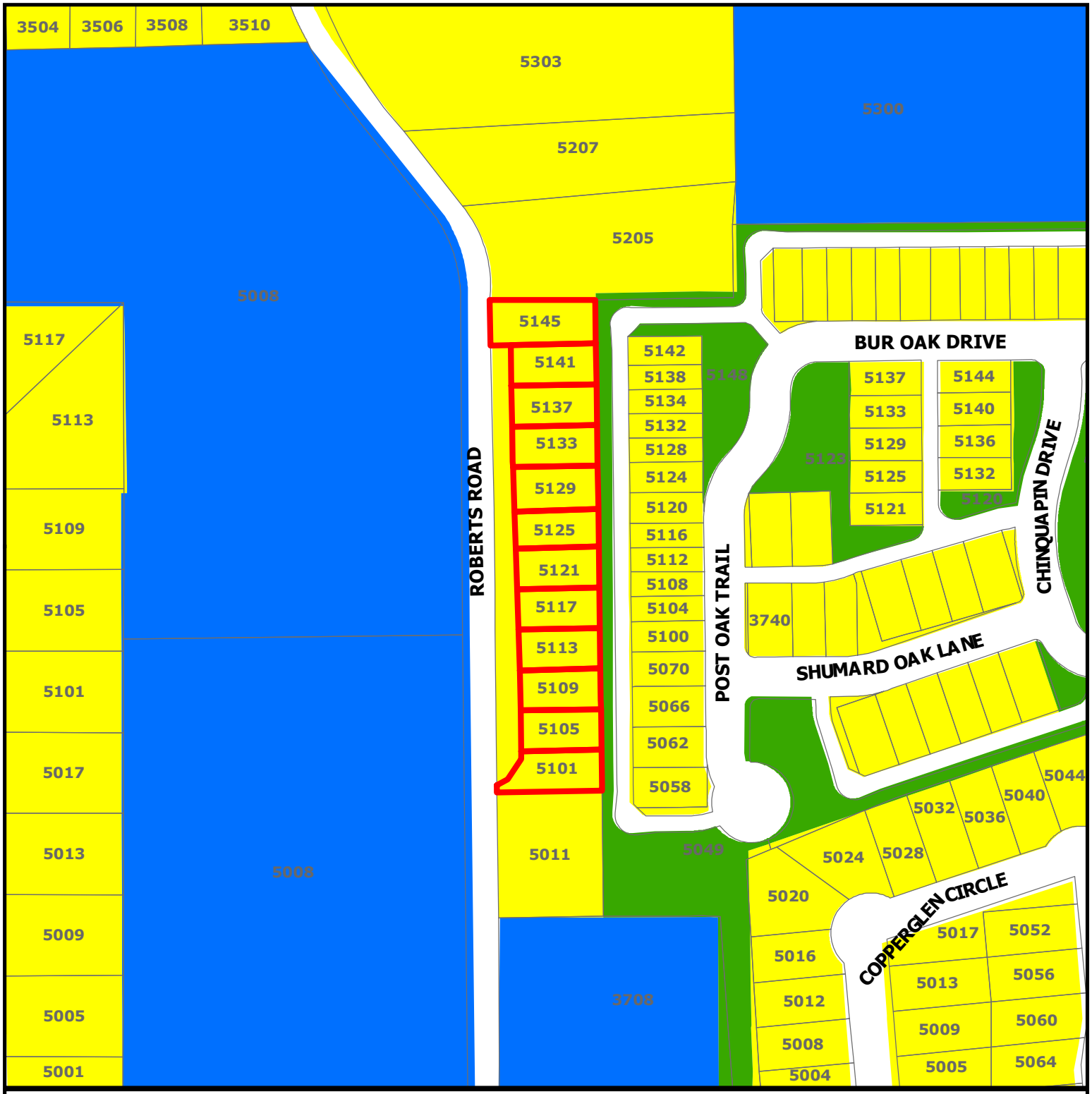
Subject Property

Sales Tax Preferred Intersection

Future Land Use Map

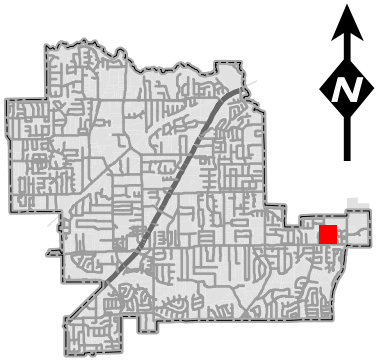


CITY OF COLLEYVILLE TEXAS

ZC21-018

5101-5145 Roberts Road

- Subject Property
- Residential
- Institutional
- Open Space; Parks



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The Villas of Windsor Steele
Colleyville, Texas
PUD Single Family - 12 Lots
PUD Amendment – Ordinance O-15-1964

1. GENERAL

    a. The purpose of this PUDR Amendment is to revise Item e. in Section 4.2 of City of Colleyville Ordinance O-15-1964

        i. Item e. currently states: “Homes shall feature wooden or faux-wood garage doors.”

        ii. Revised Item e. to state: “Homes shall feature all glass garage doors. Glass type shall be frosted.”

Welcome
Home
ARMY
5133

5125

5121

5121

5133

5133
5129

5121
5117

121
517

C.H.I. OVERHEAD DOORS

| FULL-VIEW ALUMINUM

THE QUALITY GARAGE DOOR™

FULL-VIEW ALUMINUM

A dramatic statement, made to fit your contemporary garage door application. Our full-view aluminum garage doors are expertly engineered of aluminum and glass that will give your home the perfect blend of industrial and ultra modern.

3295 shown in clear anodized with optional frosted glass

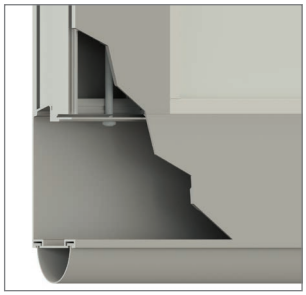
KEY FEATURES

INSULATION

Optional insulated section rails are available providing additional therrmal protection for your garage space.

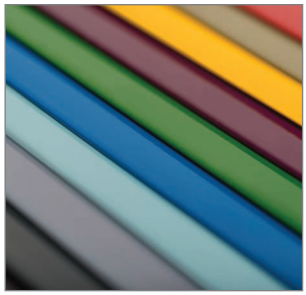
BULB SEAL

Integrated bulb seal eliminates air and water infiltration keeping your interiors protected from the unwanted elements.



SECTION CONSTRUCTION

Rail and stile sections are assembled with through bolts for added strength and longevity.



POWDER COATING

Choose from 188 color options that provide a maintenance free, durable finish.

Enjoy the view but keep the noise out!

C.H.I Full-View Aluminum doors have been tested and certified for an STC (sound transmission class) Rating of 27.

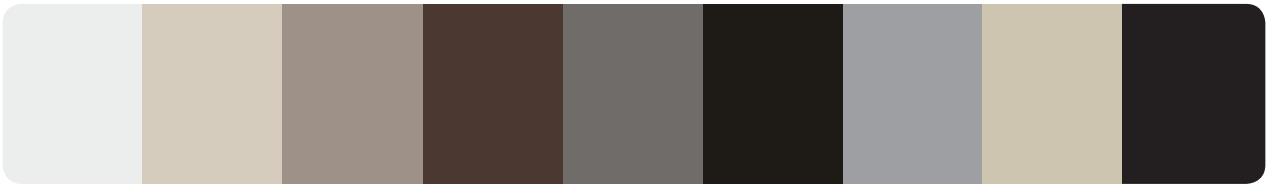
PERSONALIZING OPTIONS

Choose from a variety of personalizing options to complement your home's design and create immediate curb appeal.

FINISH

SUPER DURABLE POWDER COAT COLORS *All powder coat colors add 1-week lead time*

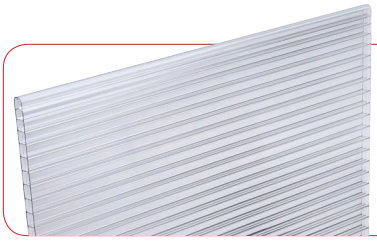
Clear Anodized



White | Almond | Sandstone | Brown | Bronze | Dark Bronze | Gray | Desert Tan | Black

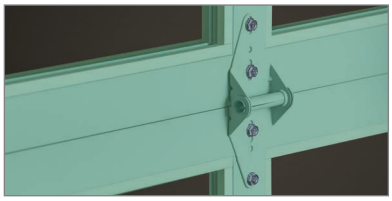
GLASS

Plain | Frosted | Tinted | Obscure



ADDITIONAL GLASS & PANEL OPTIONS

In addition to our standard glass offering, customize your door with specialty glass, solid panels or special materials. Contact your C.H.I. Dealer for options and details.



APPEARANCE PACKAGE

All hardware, including struts and track, is powder coated, creating a complete garage door system with a lasting impression.

Full-View Aluminum Model Comparison Chart

	BETTER	BEST
Section Construction	2" Thick - Hollow aluminum rails with through bolt assembly and bulb seal between sections	2" Thick - Insulated aluminum rails with through bolt assembly and bulb seal between sections
Section Material	Heavy Duty - Aluminum	Heavy Duty - Aluminum
Insulation Type	No Insulation	Polystyrene Insulation
Panel Style / Model Number[2]		
Full-View	**3295**	**3297**
Personalizing Options		
Powder Coating[1]	188 Colors	188 Colors
Windows	•	•
Solid Panels	Insulated or Non-Insulated	Insulated or Non-Insulated
Glass	•	•
Warranty	Limited Lifetime Warranty	

1 Refer to your local C.H.I. Dealer for exact color match. **2** Model number indicates insulation type.

LIMITED LIFETIME WARRANTY

SECTIONS Limited Lifetime

SPRINGS 3 Years

HARDWARE 6 Years

doorvisions.chiohd.com

C.H.I. OVERHEAD DOORS

DOORVISIONS

Bring your vision to life.

C.H.I. DEALERS

A BETTER BUYING EXPERIENCE

All C.H.I. doors, replacement parts, and accessories are sold only through our network of C.H.I. dealers: dedicated professionals who install and service our doors with the same quality and workmanship we use to manufacture them.

chiohd.com | 1485 Sunrise Drive | Arthur, IL 61911 | USA

Your Local Garage Door Professional

All information presented is based on the specifications and features available at the time of printing and is subject to change without notice.
CHI051 202-190052 0731 V1 20K / ©2019 C.H.I. Overhead Doors

ORDINANCE O-15-1964

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.60 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034, LOCATED AT 5017, 5113, AND 5201 ROBERTS ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC15-011; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein, and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and state law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings

and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 2.60 acres in the G.W. Minter Survey, Abstract 1034, located at 5017, 5113, and 5201 Roberts Road from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as legally described in Exhibit "B".

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. General

a. The purpose of this PUD-R is for a single family residential development of 12 detached dwelling units, constructed at a maximum net density of 6.3 dwelling units per acre (12 divided by 1.92 acres).

b. The subject property is subject to all the regulations contained in the Land Development Code, except as noted herein.

2. Development Plan

a. The development shall be generally consistent with Exhibits "C" and "D" relating to the layout and common open space, which shall not be considered the associated plat. The actual

street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, or other conditions. All final details are subject to the other provisions of this ordinance and all other City codes and regulations.

b. The development shall provide a slip road, similar to the one in attached Exhibit "E." The photos represent the character and look the slip street shall have.

c. Homes constructed shall generally comply with the building materials, architectural style, and scale of the architecture as shown in the renderings contained in Exhibit "F."

d. Homes constructed shall utilize 100 percent masonry materials on all facades, excluding windows, doors and trim.

e. Homes shall feature wooden or faux-wood garage doors.

f. A six-foot masonry wall shall be provided along the northern and southern property lines, extending from the eastern property line and existing masonry wall of Heritage Oaks to the front building line of proposed Lots 1 and 12.

3. Permitted Uses

a. Single Family Detached Dwellings

b. Common Open Space Areas

4. Residential Lot Requirements and Setbacks

Residential lot requirements and setbacks shall comply with the following provisions:

a. Minimum Lot Size: 4,882 square feet

b. Minimum Lot Depth: 97 feet

c. Minimum Lot Width: 50 feet

d. Front Building Line: 10 feet

e. Side Building Line: 5 feet

f. Rear Building Line: 10 feet

g. Maximum Lot Coverage: 66 percent

h. Maximum Building Height: 30 feet

5. Open Space and Landscaping

a. This development shall provide a minimum of 17.3 percent common open space, as shown on Exhibits "C" and "D" which shall be for the aesthetic, leisure, and recreational enjoyment of the development's residents. The open space shall comply with the provisions contained in the Land Development Code except as noted herein. All open space areas shall be landscaped and maintained by the Homeowner's Association (HOA).

b. A minimum of eight, three-inch caliper trees shall be planted on proposed Lot 13 by the developer, prior to the final acceptance of the subdivision.

c. A minimum of one, three-inch caliper tree shall be planted in each residential lot front yard.

d. The two existing trees as noted on Exhibit "D" shall be preserved. Should the two trees be removed, the caliper inches shall be replaced with trees meeting the standards of the Land Development Code at the rate of three times the removed tree's caliper inches.

e. The median between Roberts Road and the slip road shall contain one tree for every 30 linear feet, to be provided by the developer prior to final acceptance of the subdivision.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2015.

The second reading and public hearing being conducted on the 15th day of September 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of September 2015.

ATTEST:

Amy Shelley, TRMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Ben L. Stool
Ass't City Attorney
Boyle & Lowry, LLP

Exhibit A –Location and Zoning Map

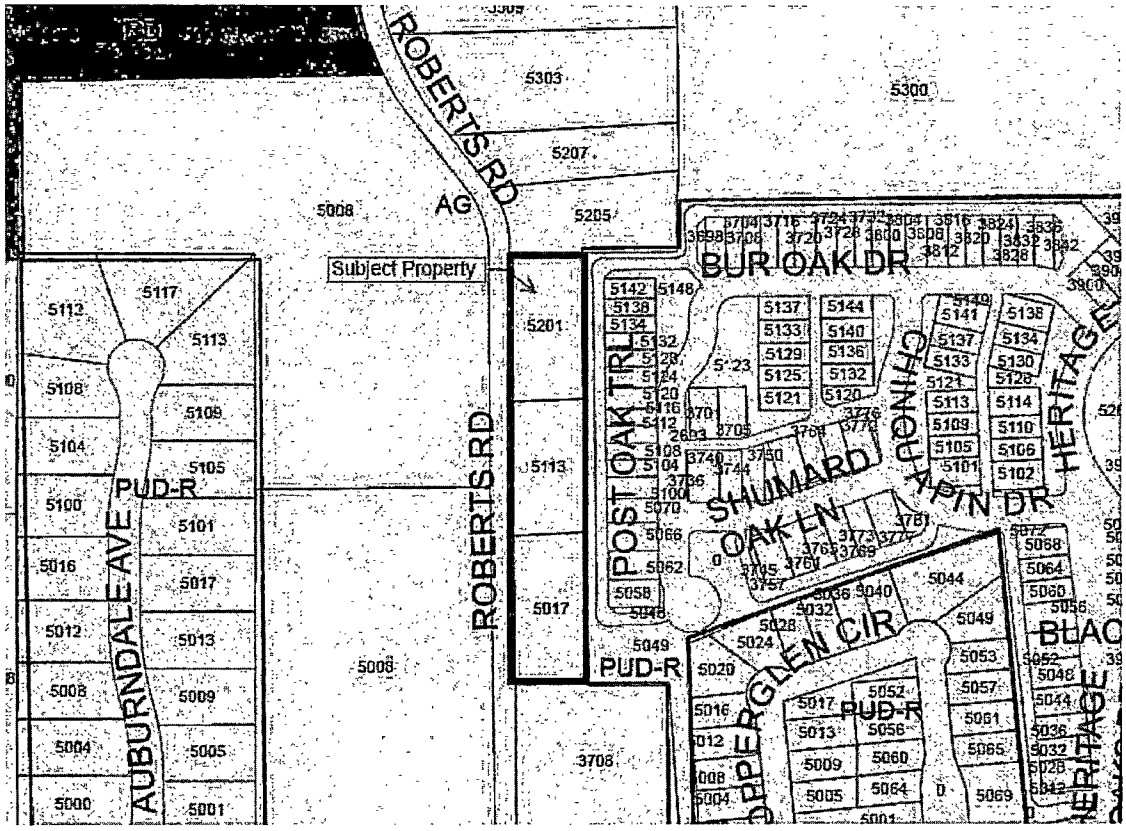
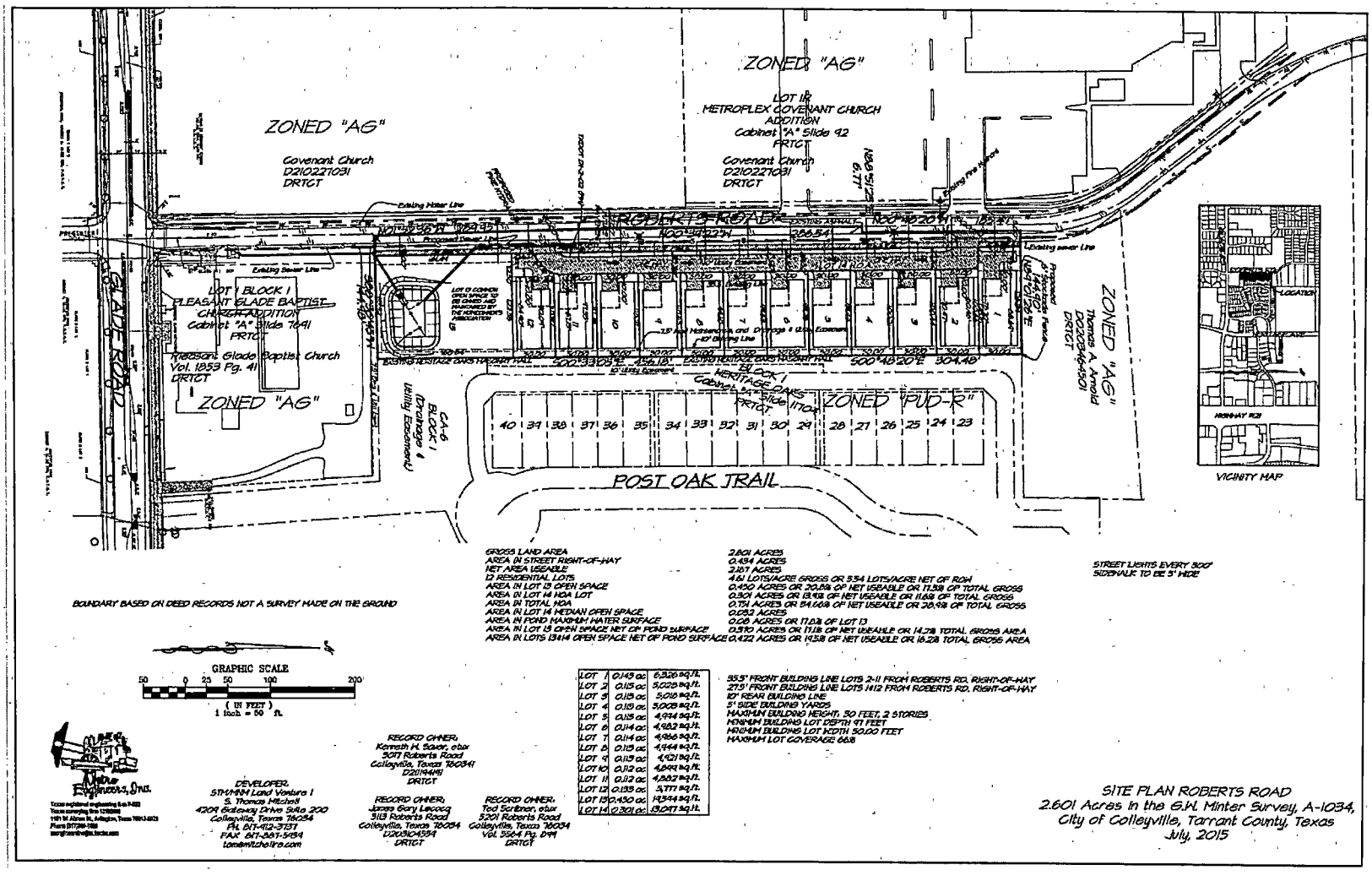


Exhibit B – Legal Description

Being a tract in the G.W. Minter Survey, Abstract 1034, City of Colleyville, Tarrant County,
Texas conveyed to Kenneth W Sauer, etux, recorded in Document No. 211194191, James
Lecocq recorded in Document No. 203104559, and Ted Scribner, etux recorded in Vol.
5564 Page 899 of the Deed Records of Tarrant County, Texas, and being more particularly
described as follows with bearings related to the west line of Heritage Oaks recorded in
Cabinet "A" Slide 11704 of the plat records of Tarrant County;
Beginning at the northwest corner of said Heritage Oaks;
THENCE S00/48'20"E, a distance of 304.48 feet along said west line to a point for a
corner;
THENCE S00/33'05"E, a distance of 456.18 feet continuing along said west line to a point
for a corner in the north line of Lot 1 Block 1 Pleasant Glade Baptist Church Addition
recorded in Cabinet "A" Slide 7691 of said Plat Records;
THENCE S88/30'45"W, a distance of 144.98 feet to a point for a corner in Roberts Road;
THENCE N01/52'36"W, a distance of 289.95 feet to a point for a corner;
THENCE N00/39'22"W, a distance of 286.54 feet to a point for a corner;
THENCE N88/51'25"E, a distance of 6.77 feet to a point for a corner;
THENCE N00/48'20"W, a distance of 185.47 feet to a point for a corner in the south line
of a tract conveyed to Thomas Arnold recorded in Document 203464501 of said deed
records;
THENCE N89/01'26"E, a distance of 144.90 feet along said Arnold south line to the POINT OF BEGINNING and containing 2.60 acres, more or less.



BOUNDARY BASED ON DEED RECORDS NOT A SURVEY MADE ON THE GROUND

GROSS LAND AREA	2.601 ACRES
AREA IN STREET RIGHT-OF-WAY	0.414 ACRES
NET AREA USEABLE	2.187 ACRES
12 RESIDENTIAL LOTS	4.61 LOTS/ACRE GROSS OR 5.54 LOTS/ACRE NET OF ROW
AREA IN LOT 13 OPEN SPACE	0.450 ACRES OR 20.8% OF NET USEABLE OR 17.3% OF TOTAL GROSS
AREA IN LOT 14 HOA LOT	0.301 ACRES OR 13.9% OF NET USEABLE OR 11.6% OF TOTAL GROSS
AREA IN TOTAL HOA	0.751 ACRES OR 34.6% OF NET USEABLE OR 28.9% OF TOTAL GROSS
AREA IN LOT 14 MEDIAN OPEN SPACE	0.032 ACRES
AREA IN POND MAXIMUM WATER SURFACE	0.08 ACRES OR 17.8% OF LOT 13
AREA IN LOT 13 OPEN SPACE NET OF POND SURFACE	0.370 ACRES OR 17.1% OF NET USEABLE OR 14.2% TOTAL GROSS AREA
AREA IN LOTS 1 3 14 OPEN SPACE NET OF POND SURFACE	0.422 ACRES OR 19.3% OF NET USEABLE OR 16.2% TOTAL GROSS AREA

STREET LIGHTS EVERY 300'
SIDEWALK TO BE 5' WIDE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LOT 1	0.143 ac.	6,226 sq.ft.
LOT 2	0.115 ac.	5,020 sq.ft.
LOT 3	0.115 ac.	5,010 sq.ft.
LOT 4	0.115 ac.	5,005 sq.ft.
LOT 5	0.115 ac.	4,994 sq.ft.
LOT 6	0.114 ac.	4,982 sq.ft.
LOT 7	0.114 ac.	4,966 sq.ft.
LOT 8	0.113 ac.	4,944 sq.ft.
LOT 9	0.113 ac.	4,921 sq.ft.
LOT 10	0.112 ac.	4,892 sq.ft.
LOT 11	0.112 ac.	4,862 sq.ft.
LOT 12	0.133 ac.	5,777 sq.ft.
LOT 13	0.450 ac.	19,594 sq.ft.
LOT 14	0.301 ac.	13,097 sq.ft.

35.5' FRONT BUILDING LINE LOTS 2-11 FROM ROBERTS RD. RIGHT-OF-WAY
27.5' FRONT BUILDING LINE LOTS 1 & 12 FROM ROBERTS RD. RIGHT-OF-WAY
10' REAR BUILDING LINE
5' SIDE BUILDING YARDS
MAXIMUM BUILDING HEIGHT, 30 FEET, 2 STORIES
MINIMUM BUILDING LOT DEPTH 97 FEET
MINIMUM BUILDING LOT WIDTH 50.00 FEET
MAXIMUM LOT COVERAGE 66%

Mitchell Engineers, Inc.
Texas registered engineering firm F-4322
Texas surveying firm 10193988
1101 W. Abram St., Arlington, Texas 76013-6823
Phone (817)396-1988
tom@tomdmitchell.com

DEVELOPER:
STHARRH Land Venture I
S. Thomas Mitchell
4209 Gateway Drive Suite 200
Colleyville, Texas 76034
PH. 817-412-7137
FAX 817-267-5494
tom@mitchellre.com

RECORD OWNER:
Kenneth H. Baker, etux
3077 Roberts Road
Colleyville, Texas 76034
D211144151
DRTCT

RECORD OWNER:
James Gary Lecocq
3113 Roberts Road
Colleyville, Texas 76034
D203104594
DRTCT

RECORD OWNER:
Ted Scribner, etux
3201 Roberts Road
Colleyville, Texas 76034
Vol. 5564 Pg. 699
DRTCT

SITE PLAN ROBERTS ROAD
2.601 Acres in the G.W. Minter Survey, A-1034,
City of Colleyville, Tarrant County, Texas
July, 2015

Exhibit C – Site Layout

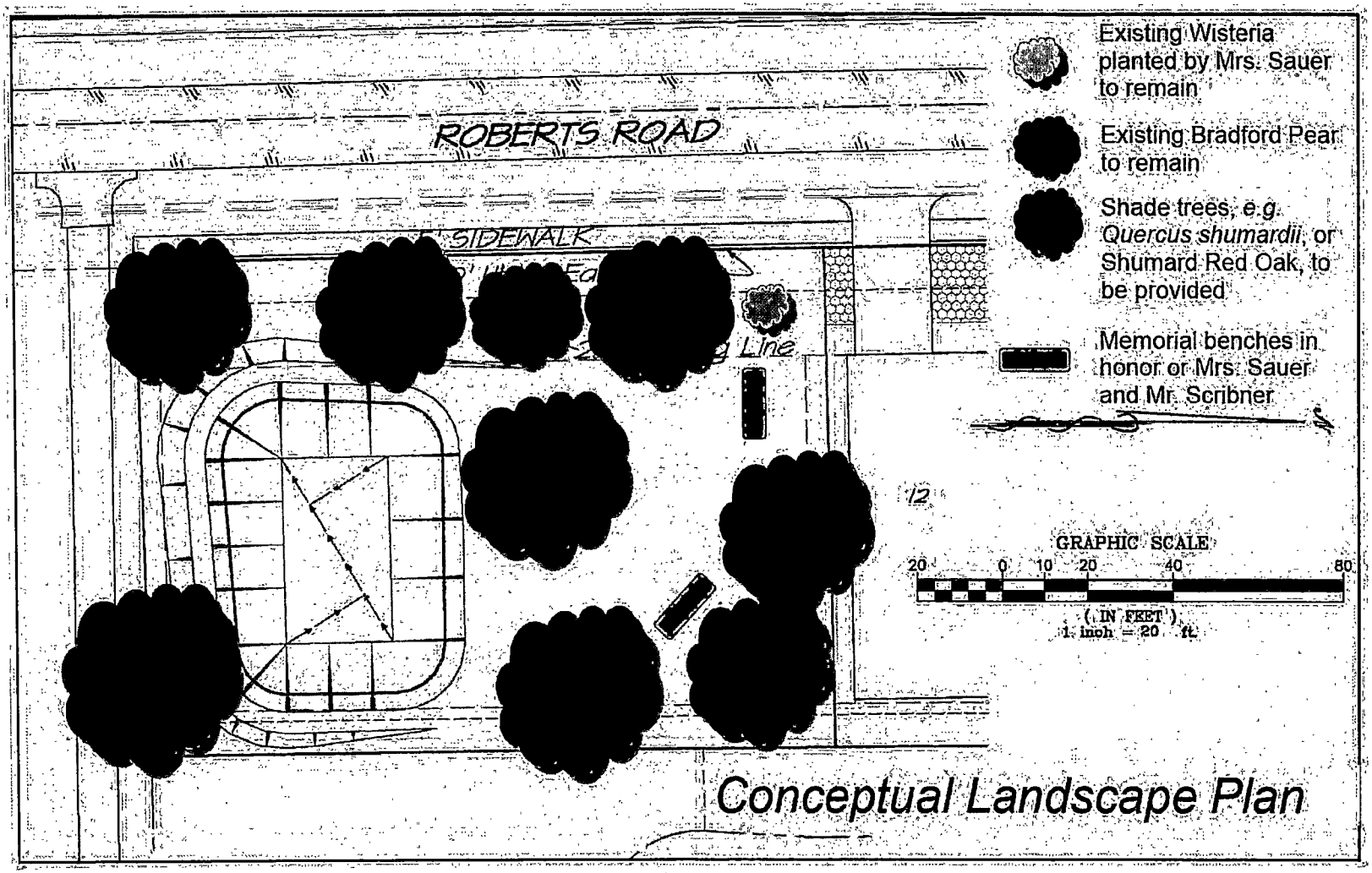


Exhibit D – Conceptual Landscape

Exhibit E – Slip Road

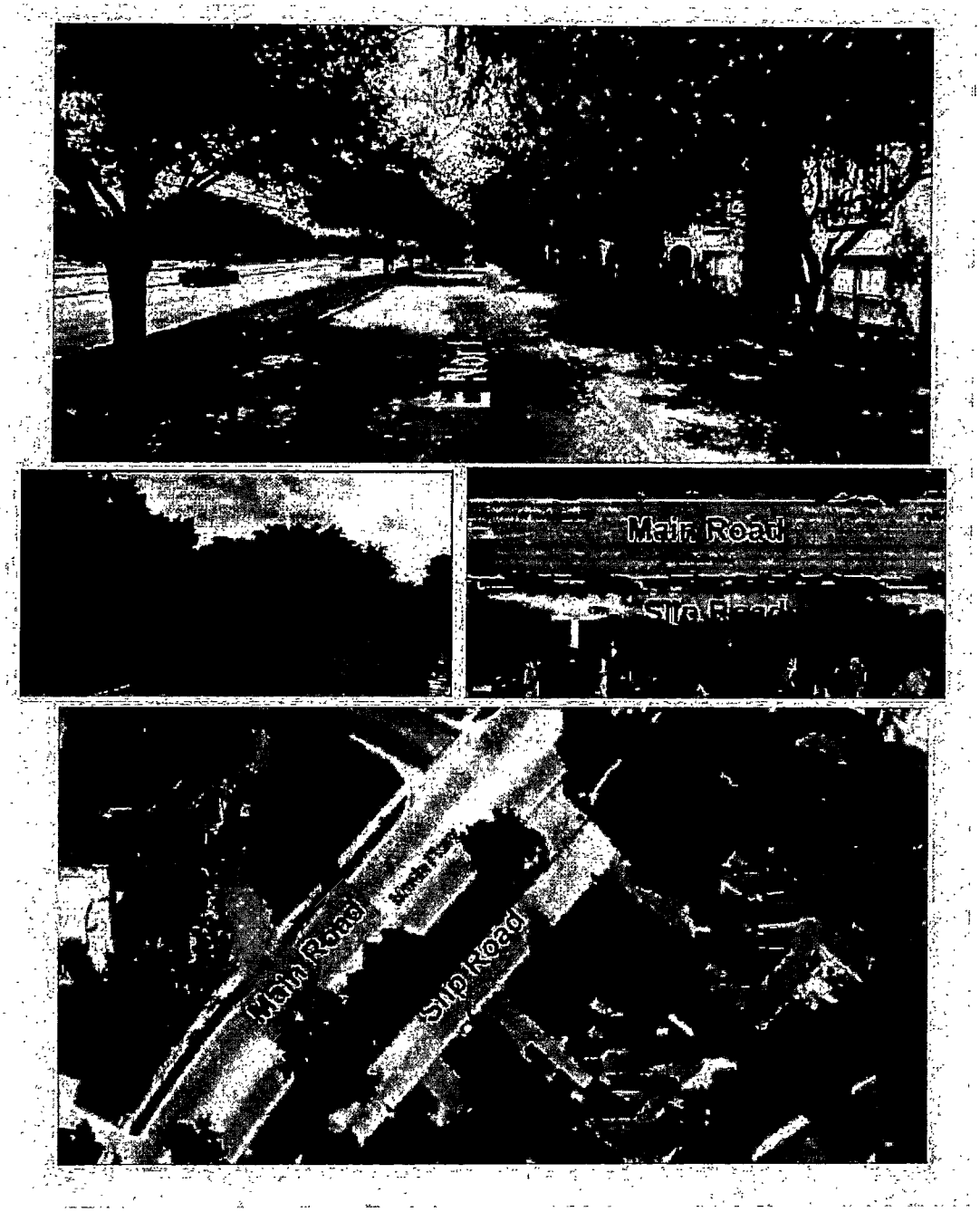
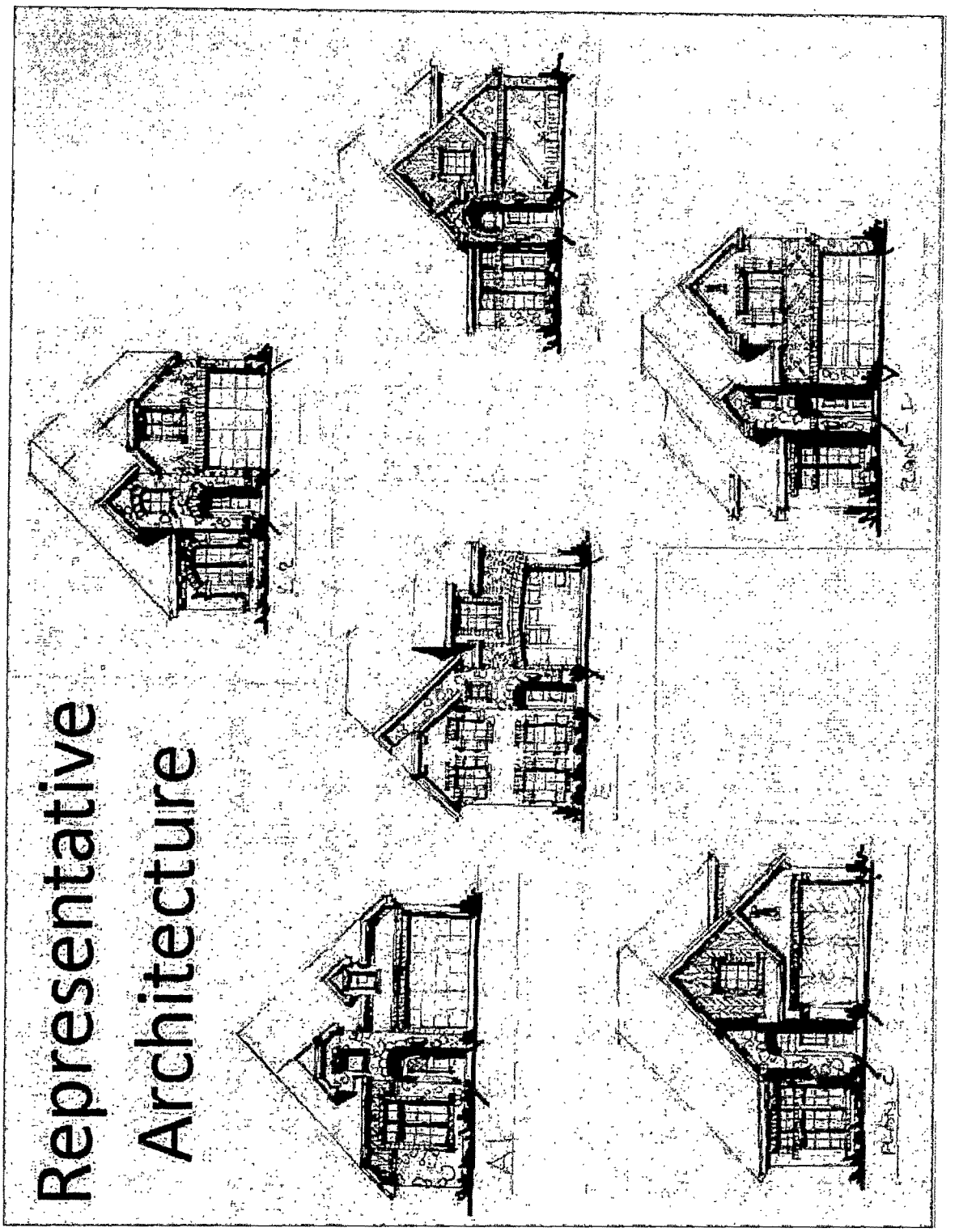
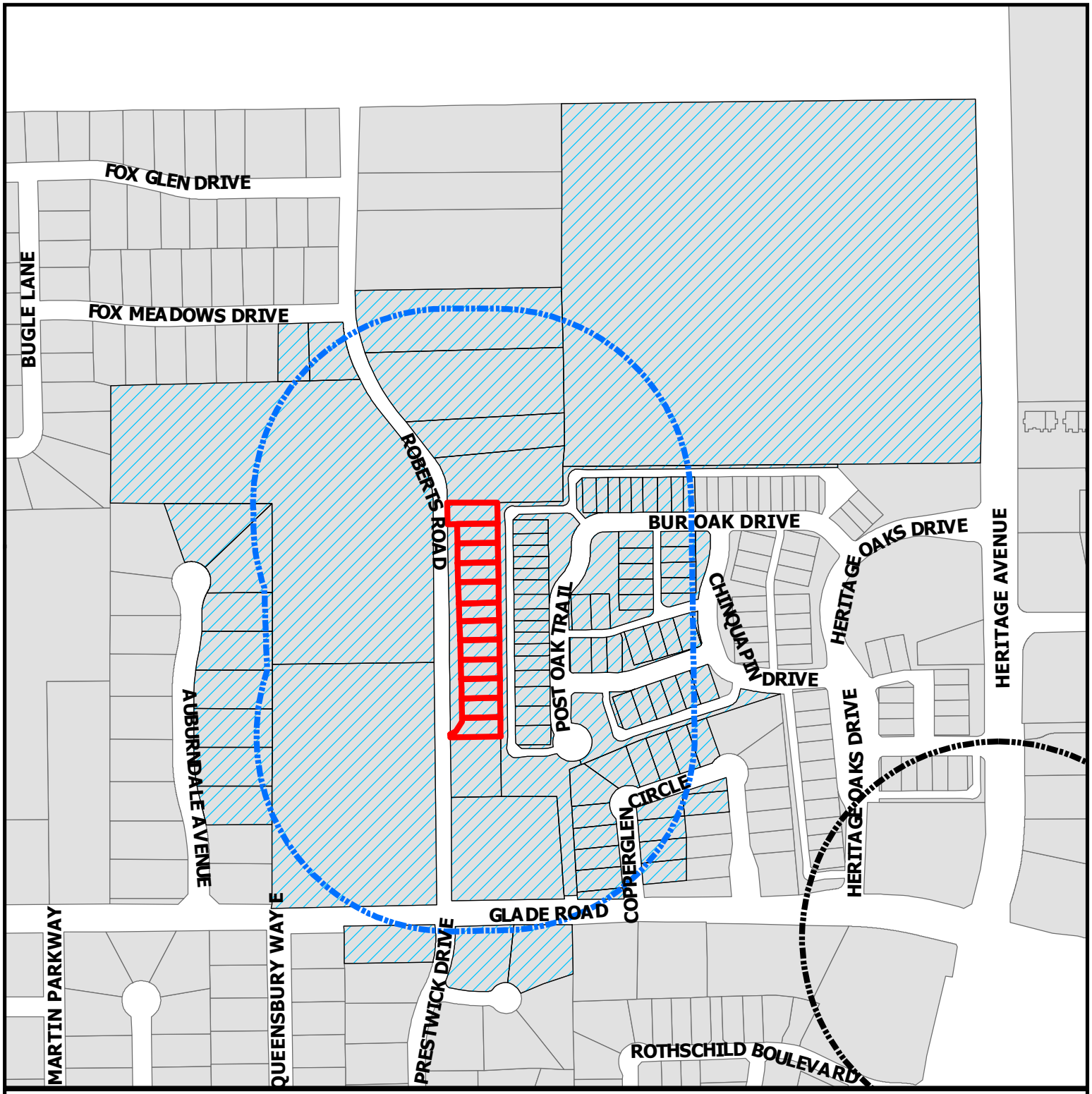


Exhibit F – Architectural Renderings



Notification Map



CITY OF COLLEYVILLE TEXAS

ZC21-018

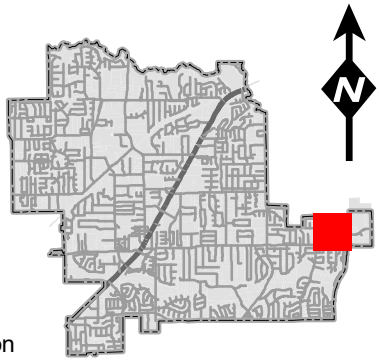
5101-5145 Roberts Road

Subject Property

500ft Buffer

Properties within 500ft

Sales Tax Preferred Intersection



DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to garage door building materials. The request is to revise the previously approved garage door building materials to include glass garage doors.
Zoning Case:	ZC21-018
Applicants:	Brian Adams and Ryan Panno
Owners:	Brian Adams and Ryan Panno
Location:	5101-5145 Roberts Road
Property Description:	Lots 1-12, Block 1, The Villas at Windsor Steele
Present Zoning:	Planned Unit Development-Residential

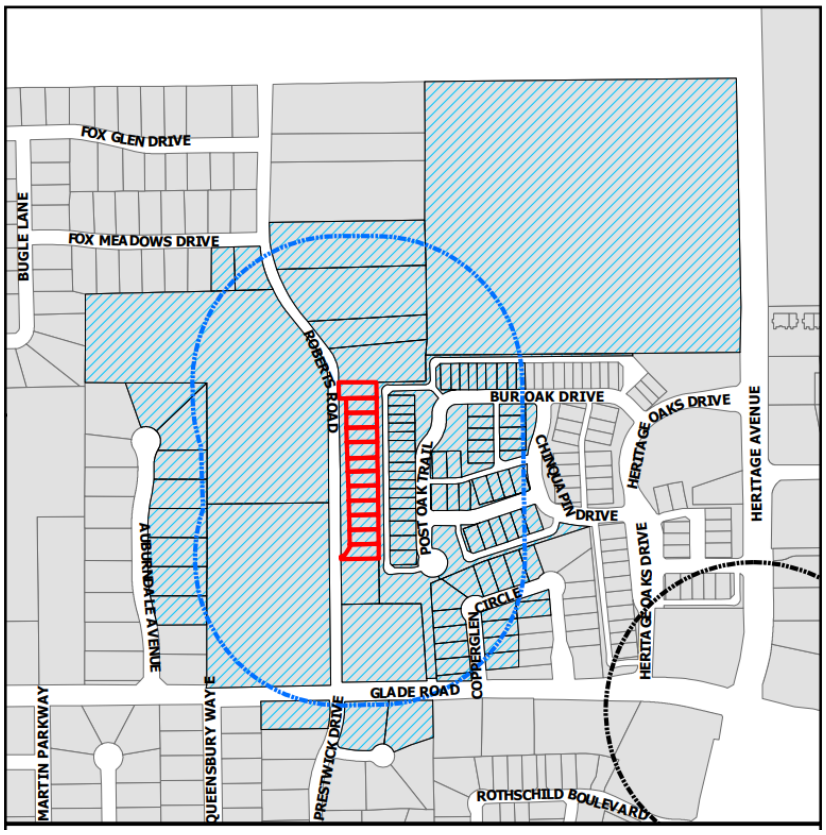
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
CHAPMAN, PHILLIP H	5100 POST OAK TR	COLLEYVILLE, TX
NUMBERS MANAGEMENT CORP	3065 BEYER BLVD STE B-103	SAN DIEGO, CA
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX
KEISER, INGRID	5062 POST OAK TR	COLLEYVILLE, TX
HARMON, BRENT	5009 PRESERVATION AVE	COLLEYVILLE, TX
BABUL, SAJEED	5133 POST OAK TR	COLLEYVILLE, TX
COLE, JANICE B	5132 POST OAK TR	COLLEYVILLE, TX
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
MCCASKEY, SANFORD	5004 COPPERGLEN CIR	COLLEYVILLE, TX
HU, HUIMIN	3219 MAY ST	FORT WORTH, TX
MATHIS, CHRISTOPHER	5137 POST OAK TR	COLLEYVILLE, TX
WOLF, TRACY	3732 BUR OAK DR	COLLEYVILLE, TX
SIROTIYA, SANJEEV	3705 POST OAK TR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
THE GREENE FAMILY TRUST	3716 BUR OAK DR	COLLEYVILLE, TX
MATHIS, CHRISTOPHER WARREN	5137 POST OAK TR	COLLEYVILLE, TX
STEELE, TERRY W	3757 SHUMARD OAK LN	COLLEYVILLE, TX
XIAO, SHUNLIANG	3761 SHUMARD OAK LN	COLLEYVILLE, TX
KUEN I TANG TRUST	1204 LEAWOOD DR	EDMOND, OK
SOKHEY SIMREN S	5066 POST OAK TRL	COLLEYVILLE, TX
HUNG, SUSAN	3748 SHUMARD OAK LN	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
AGRAWAL, RACHNA	3744 SHUMARD OAK LN	COLLEYVILLE, TX
LIVINGSTON, MARK	3720 BUR OAK DR	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
SZABO, STEVE	5040 COPPERGLEN CIR	COLLEYVILLE, TX
CHITKARA, JAIDEEP	5114 HERITAGE OAKS DR	COLLEYVILLE, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
CROUCH, PAUL	3704 BUR OAK DR	COLLEYVILLE, TX
BRILL, DONALD	4916 PRESTWICK DR	COLLEYVILLE, TX
ARMSTRONG, MELINDA	3712 BUR OAK DR	COLLEYVILLE, TX
PARHAM, VAN E	5013 AUBURNDALE AVE	COLLEYVILLE, TX
ZAFFOS, LAUREN	5101 AUBURNDALE AVE	COLLEYVILLE, TX
MAI, NGAN	5024 COPPERGLEN CIR	COLLEYVILLE, TX
WITTE, DAN	5036 COPPERGLEN CIR	COLLEYVILLE, TX
LAYER, DONNA J	5104 POST OAK TR	COLLEYVILLE, TX
BENDER, JEFFERY	5020 COPPERGLEN CIR	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	COLLEYVILLE, TX
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX
WHITE, KIMBERLY	6210 BURNHAM CIR	COLLEYVILLE, TX
HART, BILLY	5124 POST OAK TR	COLLEYVILLE, TX
PITTS, WALLACE J	3612 AMBERLEY CT	COLLEYVILLE, TX
O'SHELL, HOWARD C	5012 COPPERGLEN CIR	COLLEYVILLE, TX
CLARK, LINDA	5070 POST OAK TRL	COLLEYVILLE, TX
ROGERS, CHRISTOPHER	3724 BUR OAK DR	COLLEYVILLE, TX
ARNOLD, THOMAS A	5205 ROBERTS RD	COLLEYVILLE, TX
PRABHREET K SOKHEY RAISINGHANI	3768 SHUMARD OAK LN	COLLEYVILLE, TX
RODRIGUEZ, SARA	5032 COPPERGLEN CIR	COLLEYVILLE, TX
SARAVANAPERUMAL, SIVA	3760 SHUMARD OAK LN	COLLEYVILLE, TX

MCLAIN REVOCABLE TRUST	5017 AUBURNDALE AVE	COLLEYVILLE, TX
CHATUR, ZULFIKAR	5121 POST OAK TR	COLLEYVILLE, TX
VIRANI, AZIZ	5129 POST OAK TRL	COLLEYVILLE, TX
KOFFORD, KELLY REX	3777 SHUMARD OAK LN	COLLEYVILLE, TX
SCHNEIDER, JOHN	5028 COPPERGLEN CIR	COLLEYVILLE, TX
LEGATES, SHEILA	5128 POST OAK TR	COLLEYVILLE, TX
PRAZAK, JOHN B	5207 ROBERTS RD	COLLEYVILLE, TX
PATEL, BHARAT V	5309 ROBERTS RD	COLLEYVILLE, TX
SWINDELL LIVING TRUST	3769 SHUMARD OAK LN	COLLEYVILLE, TX
SIMBA LIVING TRUST	5102 HERITAGE OAKS DR	COLLEYVILLE, TX
PATEL, NEAL	5112 POST OAK TRL	COLLEYVILLE, TX
WEAKLEY, JERRY	5016 COPPERGLEN CIR	COLLEYVILLE, TX
BELL, RICHARD	5303 ROBERTS RD	COLLEYVILLE, TX
MOCK, WILLIAM	5142 POST OAK TR	COLLEYVILLE, TX
JIWANI, SHIFA	3765 SHUMARD OAK LN	COLLEYVILLE, TX
BRYANT, STEVEN W	5058 POST OAK TR	COLLEYVILLE, TX
BASSLER, DENNIS	5105 AUBURNDALE AVE	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
BHAMANI, RUBINA SOHIL	3733 SHUMARD OAK LN	COLLEYVILLE, TX
BARATZ FAMILY TRUST	3708 BUR OAK DR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
WATTERS, JEROME	5120 POST OAK TRL	COLLEYVILLE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
SHETTY, SUDHIN	5132 CHINQUAPIN DR	COLLEYVILLE, TX
RAHAMAN, IBRAHIM	3772 SHUMARD OAK LN	COLLEYVILLE, TX
ANDRADE, ELIZABETH	5125 POST OAK TRL	COLLEYVILLE, TX
FAN, WEIPING	5136 CHINQUAPIN DR	COLLEYVILLE, TX
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
SOHN, TAESIK	3608 AMBERLEY CT	COLLEYVILLE, TX
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX
SHALWANI, FEROZ	5009 AUBURNDALE AVE	COLLEYVILLE, TX
TANDON, NIDHI	5109 AUBURNDALE AVE	COLLEYVILLE, TX
MAXWELL, JASON	5113 AUBURNDALE AVE	COLLEYVILLE, TX
REINCE, KEVIN	5134 POST OAK TRL	COLLEYVILLE, TX
ANDRAE, RAYMOND R	3510 FOX MEADOWS DR	COLLEYVILLE, TX
SIMINSKI, JAMES THOMAS	5116 POST OAK TR	COLLEYVILLE, TX
MCLEOD, GARY	3700 BUR OAK DR	COLLEYVILLE, TX
SHABAY, PAUL	5108 POST OAK TR	COLLEYVILLE, TX
RYNN, ANDREW	3508 FOX MEADOW DR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
PRIMAS, MARVIN	2704 CLEARMEADOW ST	BEDFORD, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
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RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
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ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
COPPERGLEN ADDITION	P.O. Box 323	COLLEYVILLE, TX
WOODLAND HILLS (COLLEYVILLE)	4100 Oxford Court	COLLEYVILLE, TX
CREEKSIDE	106 N Denton Tap Rd # 210-375	COPPELL, TX
FOX MEADOWS ADDITION	5301 Bugle Lane	COLLEYVILLE, TX
HERITAGE GLEN ADDN-COLLEYVILLE	5105 Auburndale Avenue	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

Rachel & Richard Bell
5303 Roberts Rd
Colleyville, TX 76034
214-354-4653

August 31, 2021

Re: Zoning Case ZC21-018 (garage doors)

Dear Community Development Department and City Officials,

Thank you for sending us information on the Public Hearing regarding amending the policy on garage dorr materials – Zoning Case ZC21-018. We live on Roberts Road, two houses down the street from Mr. Adams and Mr. Panno's new housing development. We are so impressed with how aesthetically pleasing the new homes are along with how well the builders have handled the construction. It is exciting to see people begin to move in to these beautiful new homes.

As homeowners in the immediate area, we are 100% in favor of revising the existing policy to allow the approved garage door building materials to include glass garage doors. If you drive by, you too will see how great these new homes look and how they elevate the perceived value of the homes around them.

Thank you for working to keep Colleyville safe and beautiful.

Best,

Rachel & Richard Bell

USPS and email copy sent to Ms. Reyff

From: Ben Bryner
To: Jackie Reyff; Dakari Hill
Subject: FW: Glass doors and windows facing West
Date: Wednesday, September 1, 2021 10:32:41 AM

This just came in.

From: Van Parham <[redacted]>
Sent: Wednesday, September 1, 2021 10:24 AM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Cc: Jordan McLain <[redacted]>
Subject: Glass doors and windows facing West

August 31, 2021

Dear Mr Ducay, Mr. Wood and Mr Bryner,

The property on Roberts road has placed glass Panel garage doors and front doors. This will make the homes very hot as my house also faces the exact direction.. You do not want to try to open a door after about 3 o'clock during the summer. All of the windows reflects the sun at different times a day due the the time the sun goes down. Even the windows reflect light like a person was trying to send a morse code signal to me in my backyard. This also changes daily and the time of day. The most alarming is the garage doors which are not to be placed due north per the building code that the builders chose not to adhere to. They actually need full closed panel insulated doors as we have to help with the tremendous heat from the sun. This would be a good reason to keep the current zoning for these homes.

I have been on the Planning and Zoning committee in the past and realize why this committee is so valuable to the city. The zoning sometimes need to be changed if it makes something better. The garage doors and their glare especially when the 4 panels go up and down during operation do not make for a case to change zoning. Therefore I hope. along with our entire neighborhood that you do not change the zoning as it will not make the property better. Please make the builders adhere to the present zoning that they agreed to when they received the permits from the city to build. Thank you for serving on the P & Z committee as it is much needed to make Colleyville better. I have also enclosed a photo to show the flood lights on for the soccer field and a couple of dormer windows on the homes to show the normal daily reflection of just the windows, not the large glass garage doors

Van E. Parham, Jr. DDS. FAGD

President Heritage Glen (HOA)

From:	Ben Bryner
To:	Jackie Reyff; Dakari Hill
Subject:	FW: Zoning Case: ZC21-018
Date:	Thursday, September 2, 2021 10:44:19 AM

This just came in…

From: Pam <[redacted]>
Sent: Thursday, September 2, 2021 10:43 AM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case: ZC21-018

Dear Colleyville Planning and Zoning Commission,

We (Dennis and Pam Bassler) live at 5015 Auburndale Avenue. We are unable to attend the meeting on September 13, 2021; however, we want to have our opinions noted regarding the glass garage doors across the field from us on Roberts Road.

We have witnessed flashes of very bright light coming into our row of houses which are directly across from the houses on Roberts Road when the sun hits the glass as the garage doors go up and down. Our backyard has trees with leaves currently blocking most of those flashes, but as the leaves drop from the trees, we will get more flashes of light into our house. Please consider this situation and help resolve it for those of us who live across from the houses in question.

Thank you for your help. I am sure that there is a mutually agreeable way to solve this issue for the safety of everyone involved.

Dennis and Pam Bassler
5105 Auburndale Avenue, Colleyville

Ben Bryner

Subject: RE: Roberts Road - Zoning Case: ZC21-018

From: Jordan McLain < >
Sent: Sunday, September 26, 2021 5:23 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Van Parham < >; ryan@ryanhomesdfw.com
Subject: Roberts Road - Zoning Case: ZC21-018

Ben,

As discussed in the Planning and Zoning meeting, Bryan Adams had the proposed anti-glare film installed on one of the garage doors facing us. After a few days of watching, I have seen that the film totally solves the glare issue. Additionally, I cannot tell which garage door has the film, unless I am up close. The only way I can tell is that I can see my reflection slightly on a door without the film when I walk close to one of the homes. In my opinion, this is an excellent solution, as it solves any glare concerns and is practically unnoticeable.

Thank you,
Jordan Mclain

ORDINANCE O-21-2174

AMENDING ORDINANCE O-15-1964 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-15-1964 on September 15, 2015, to grant a rezoning request from the AG Agricultural district to the PUD-R Planned Unit Development – Residential district on 2.60 acres located at 5101 – 5145 Roberts Road, under Case ZC15-011; and

WHEREAS, the applicant has requested an amendment to Ordinance O-15- 1964 to amend Section 2.e. to allow for glass as an acceptable building material for garage doors; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 5101-5145 Roberts Road, Planned Unit Development- Residential Zoning District, as depicted in the attached Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1.General

a. The following amendments to Ordinance O-15-1964 are hereby authorized:

i. Section 2.e. of Ordinance O-15-1964 is hereby amended to 'Homes shall feature all glass garage doors. Glass type shall be frosted.'

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF_ AYES,_ NAYS ON THIS THE 19TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map

Exhibit “B”- Building Elevations

5117

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5b **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2175
Type Ordinance
Department Community Development

Title

Request to appeal the decision by the Planning & Zoning Commission for the consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Junmei Guan, of Foot Heaven, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 4209 Colleyville Boulevard, Suite C. Massage Therapy is allowed in the CC-3 Highway Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-3 and generally located on the east side of Colleyville Boulevard, north of Cheek Sparger Road near the intersection of Felps Drive. The subject property is a platted lot and currently developed with a multi-tenant commercial building. A Massage Therapy business currently occupies Suite C, and the reason for the SUP request is due to a change in the ownership.

Proposed Special Use Permit:
Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location. The applicant is requesting to continue operating as a Massage Therapy business under new ownership.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:
   a. Shall be located not less than 300 feet from another Massage Therapy

establishment.
b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP due to a change in ownership of the business. The hours of operation will be Monday - Saturday 10:00 a.m. to 9:00 p.m., Sundays 12:00 p.m. to 7:00 p.m. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 7R1A, Block 2, of the Andy Felps Addition.

DRC Review: The DRC reviewed the request during their August 23, 2021, meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south and zoned CC-3 Highway Commercial, and developed with a mixture of retail and automotive uses. The property to the east is zoned R-20 and is improved with single-family uses. The property to the west is located in the City of Hurst and developed with a commercial building.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP)

contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Foot Heaven at 4209 Colleyville Boulevard, Suite C. The proposed business should not adversely affect surrounding uses.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial at their September 13, 2021, meeting by a vote of 6-1. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no financial impact to the City.

Recommendation

Approval with the following conditions:

Approval of the Certificate of Occupancy

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Streetview
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2175

Ben Bryner

Subject: RE: 4209 Colleyville Blvd, suiteC

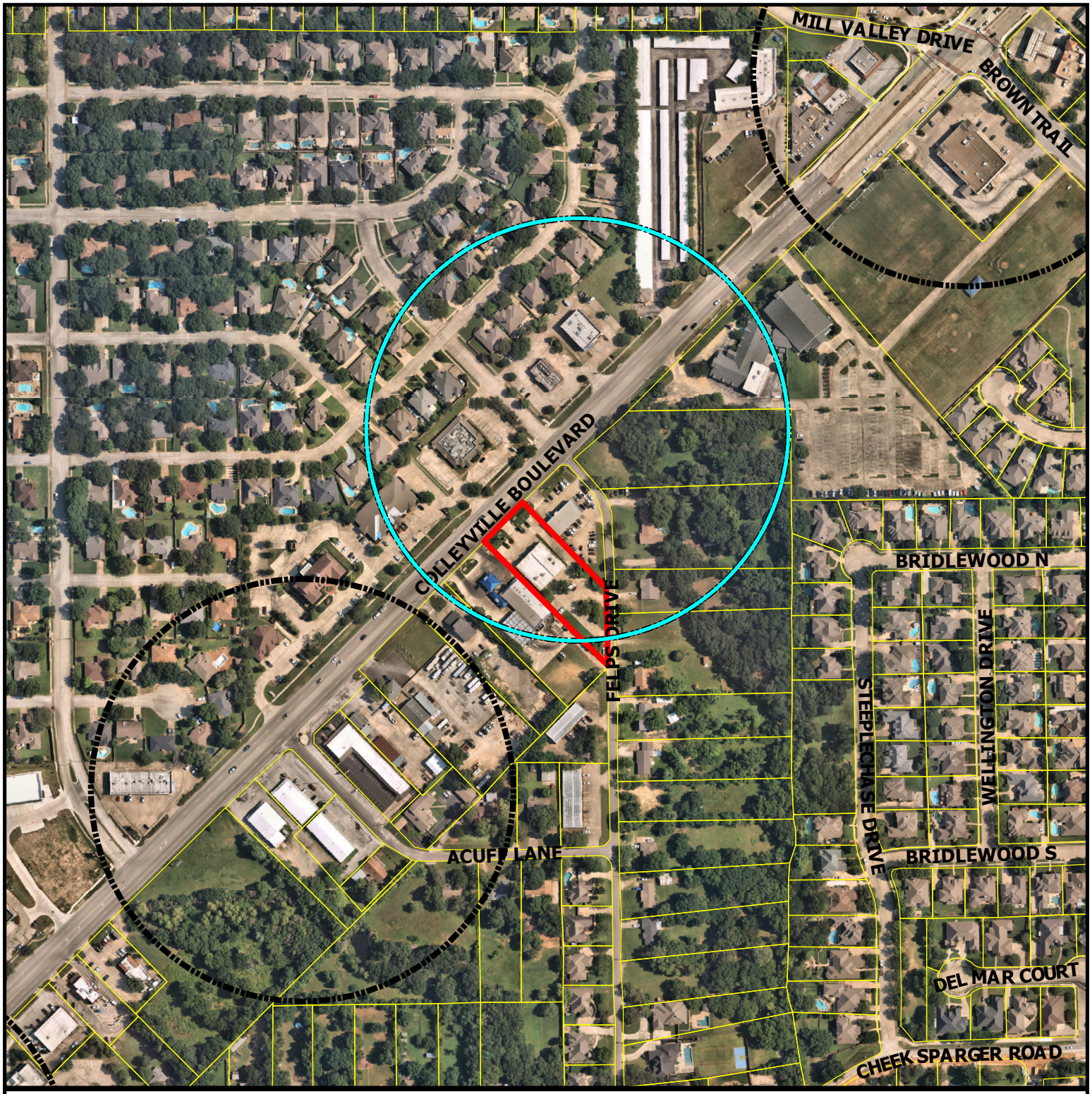
-----Original Message-----
From: Tonya Nie <>
Sent: Tuesday, September 14, 2021 4:02 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: 4209 Colleyville Blvd, suiteC

Good afternoon,

I'm Guanyutong Nie, applicant Ms. Guan's daughter. Regarding to the denied case of Foot Heaven, we would like to appeal. Thank you.

Best regards.

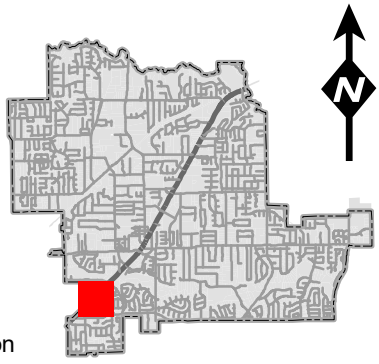
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC21-019

4209 Colleyville Boulevard, Suite C



DISCLAIMER:
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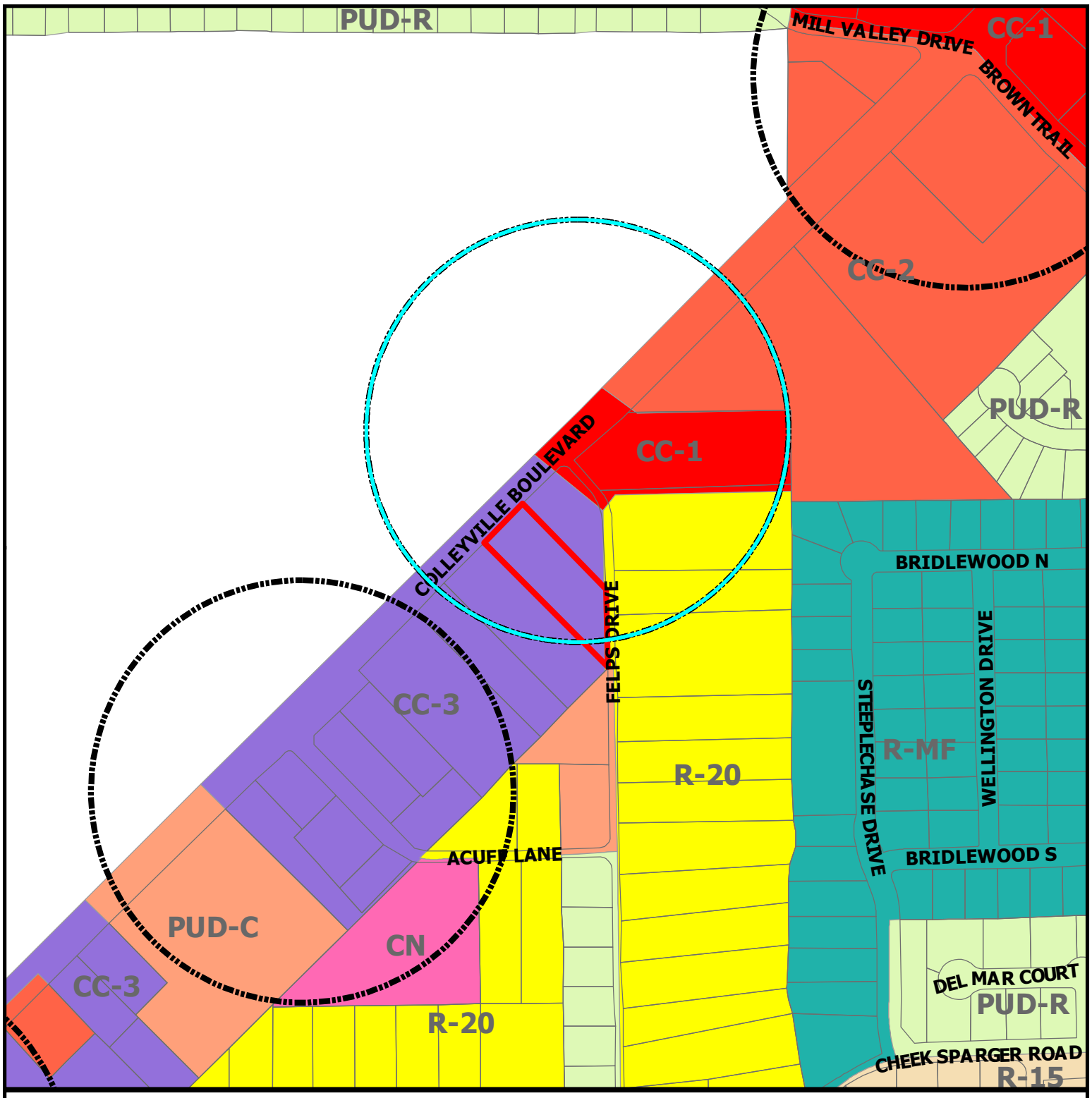
Subject Property

Sales Tax Preferred Intersection

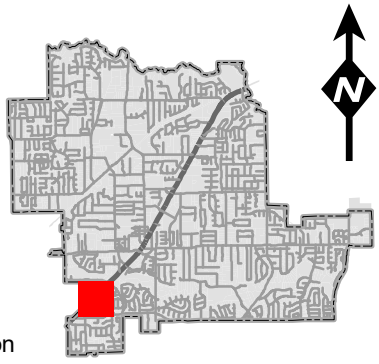
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC21-019

4209 Colleyville Boulevard, Suite C



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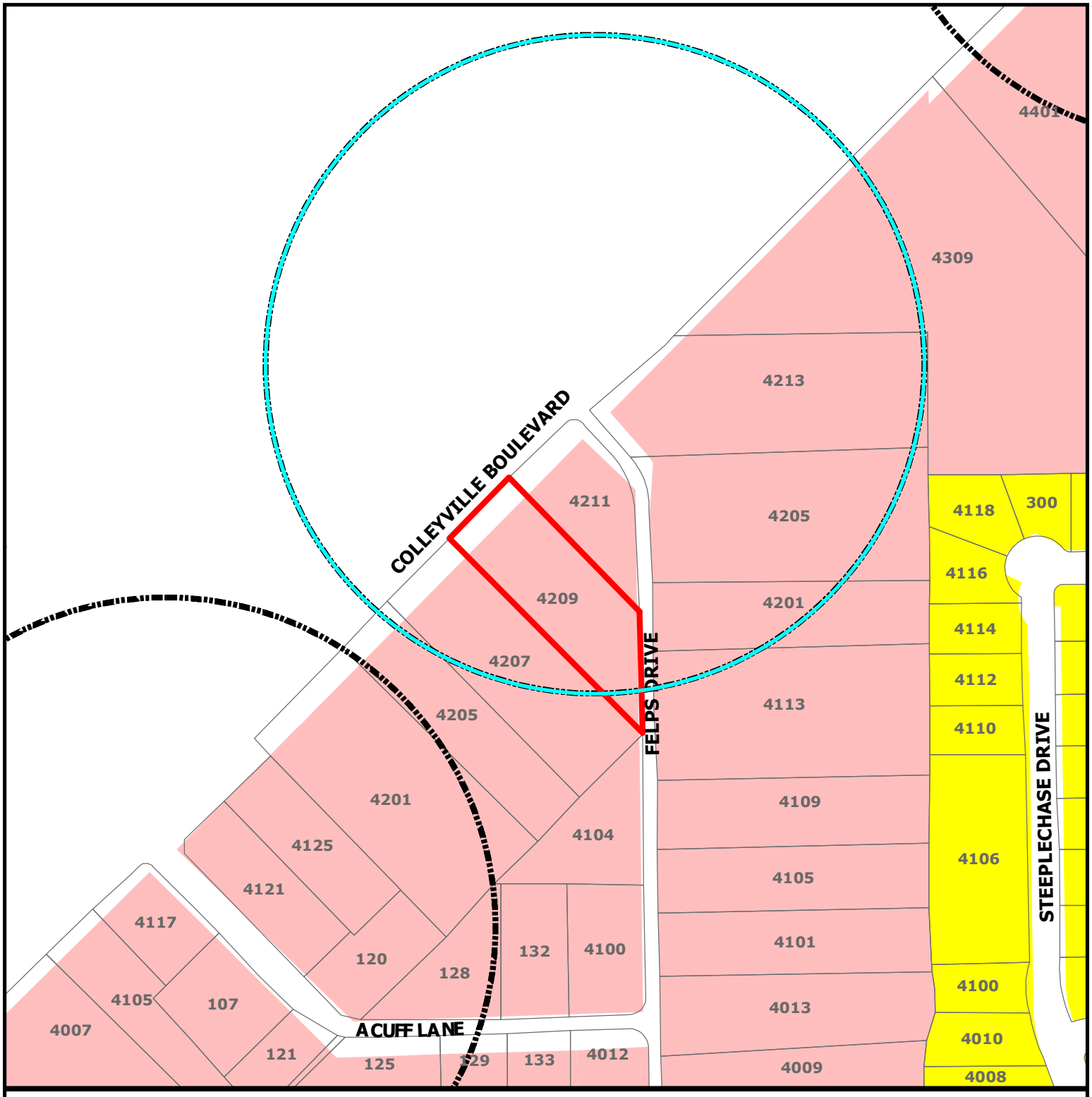
Subject Property

Sales Tax Preferred Intersection

Future Land Use Map

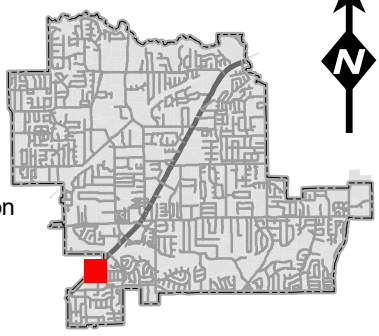


CITY OF COLLEYVILLE TEXAS

ZC21-019

4209 Colleyville Boulevard, Suite C

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Colleyville Blvd Corridor



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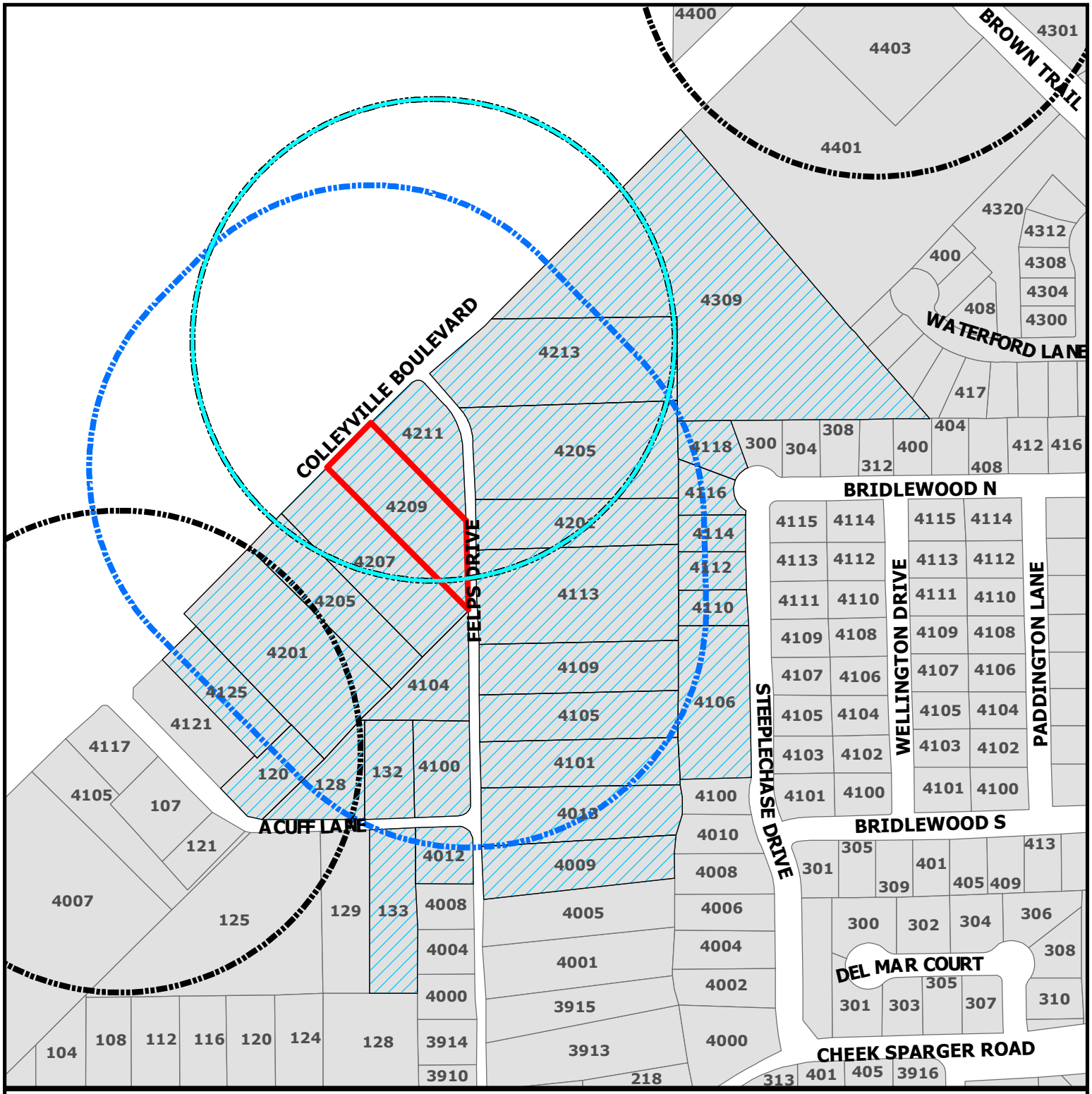
From our new management of this business, Foot Heaven; we would like to improve our service from the previous management in the past 10 years. For the next three to five years, we want to build reliable relationships with our employees and create a healthy/positive environment for everyone to be able to feel happiness and belonging in their jobs. For our customers, we would like to show our profession towards every client and do everything we could to satisfy our customers. Based on our acknowledgement of the background information of Foot Heaven, we want to increase our advertising efficiency on social media and google. We encourage our customers to understand the benefits from reflexology and more, and care for their body muscles or relaxation of mind. We wish our small business can bring the surrounding neighborhoods good body health and find peaceful/tranquility experiences in our service. We appreciate your support!

Junmei Guan & Foot Heaven
8/12/21

Sleep City
AVAILABLE
VISION 817-803-3287
FOOT HEAVEN
Sleep City
FOOT HEAVEN
VISION
Roger Smelzer, CCIM
817-803-3287
FOR LEASE
VISIONCOMMERCIAL.COM

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC21-019

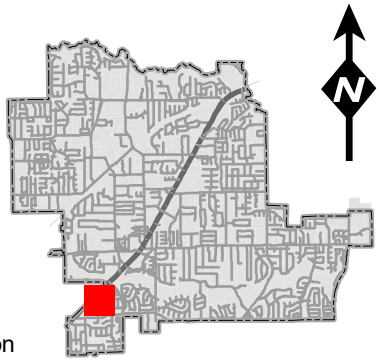
4209 Colleyville Boulevard, Suite C

Subject Property

500ft Buffer

Properties within 500ft

Sales Tax Preferred Intersection



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Addr»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for a Massage Therapy use. The purpose is to allow for massage therapy services for a new business owner for Foot Heaven. This is a change of ownership to the business.
Zoning Case:	ZC21-019
Applicant:	Junmei Guan
Owner:	James Ramsey
Location:	4209 Colleyville Blvd, Suite C
Property Description:	Lot 7R1A, Block 2, Andy Felps Addition
Present Zoning:	CC-3 Highway Commercial

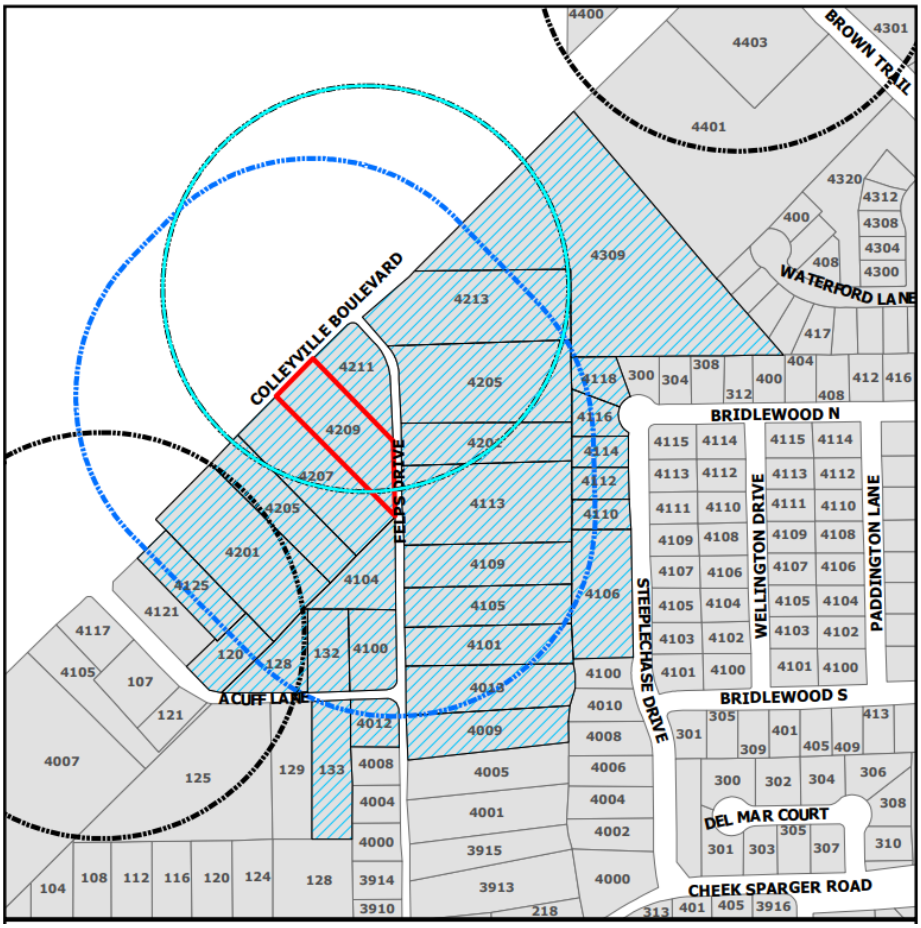
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD STE 901	FORT LAUDERDALE, FL
CHOATE, JOHN P	4112 STEEPLECHASE DR	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
HOELSCHER, KEVIN	4116 STEEPLECHASE DR	COLLEYVILLE, TX
ROMINE, LAQUITA JOY	4113 FELPS DR	COLLEYVILLE, TX
RAI, RAMINDERPAL	4201 FELPS DR	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HOMEOWNERS OF BRIDLEWOOD	PO BOX 1142	COLLEYVILLE, TX
4209 COLLEYVILLE BLVD LLC	PO BOX 602	COLLEYVILLE, TX
LAWSON, DAVID S	4114 STEEPLECHASE DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
BENCHMARK AMERICAN HOMES	9001 GLENDARA DR	NORTH RICHLAND HILLS, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
EKDREN TRUST	4110 STEEPLECHASE DR	COLLEYVILLE, TX
MIDBELT PROPERTIES LP	2722 FAIRMOUNT ST	DALLAS, TX
WIEGMANN, PAULA L	4118 STEEPLECHASE DR	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
FIRST ASSEMBLY OF GOD CH	PO BOX 98	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX
CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 Coachman	COLLEYVILLE, TX
TIFFANY PARK	1264 Harwood Road	BEDFORD, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2175

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.841 ACRES, BEING LOT 7R1A, BLOCK 2, OF THE ANDY FELPS ADDITION, LOCATED AT 4209 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS FOOT HEAVEN; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for Massage Therapy for the business known as Foot Heaven, Case No. ZC21-019; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Massage Therapy on 0.841 acres, being Lot 7R1A, Block 2, of the Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, for the business

known as Foot Heaven, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to Massage Therapy.
b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Foot Heaven".
c. The hours of operation are Monday – Saturday 10:00 a.m. to 9:00 pm and Sunday 12:00 p.m. to 7:00 p.m.
d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
e. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

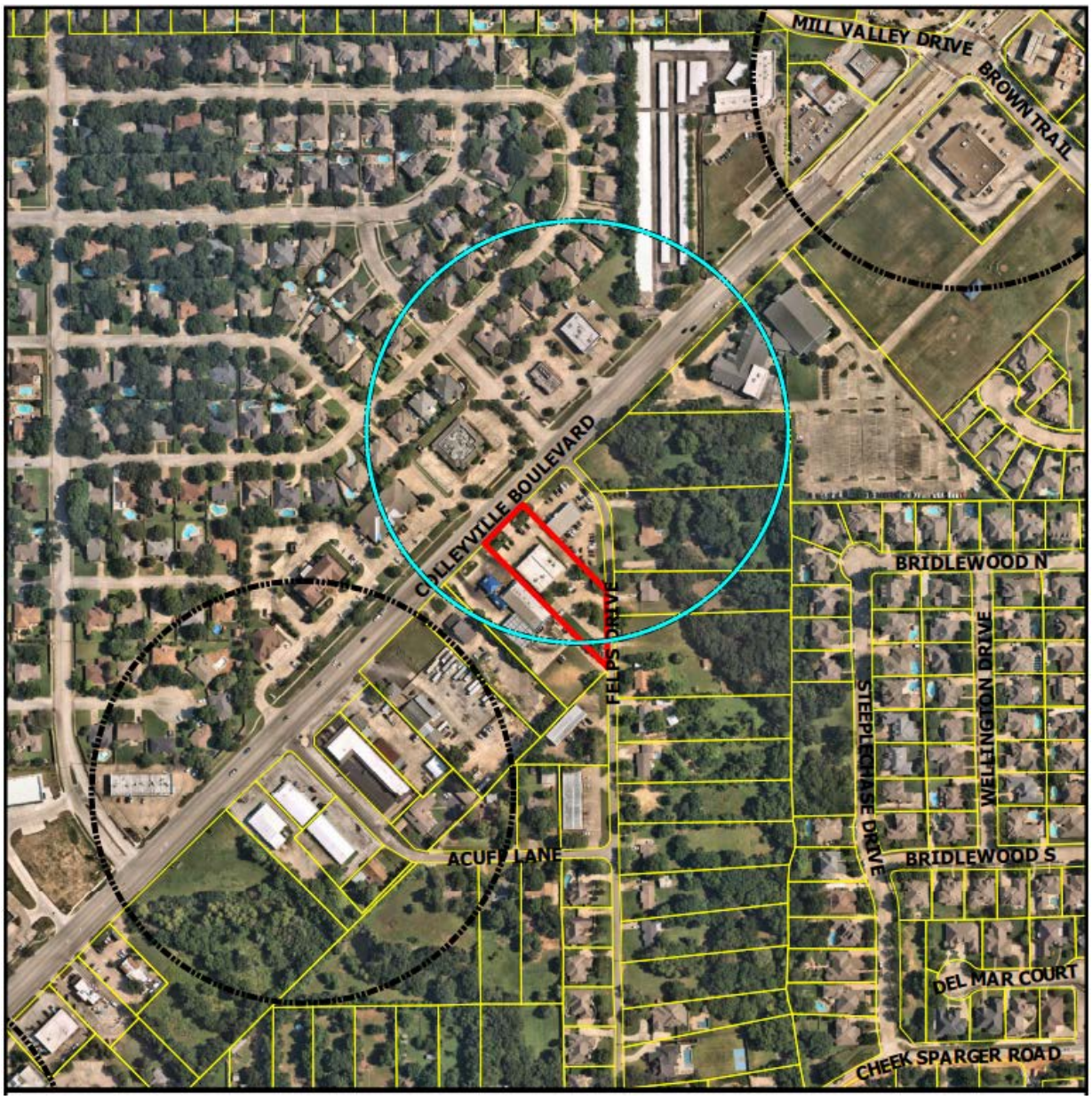
Christine Loven, TRMC
City Secretary

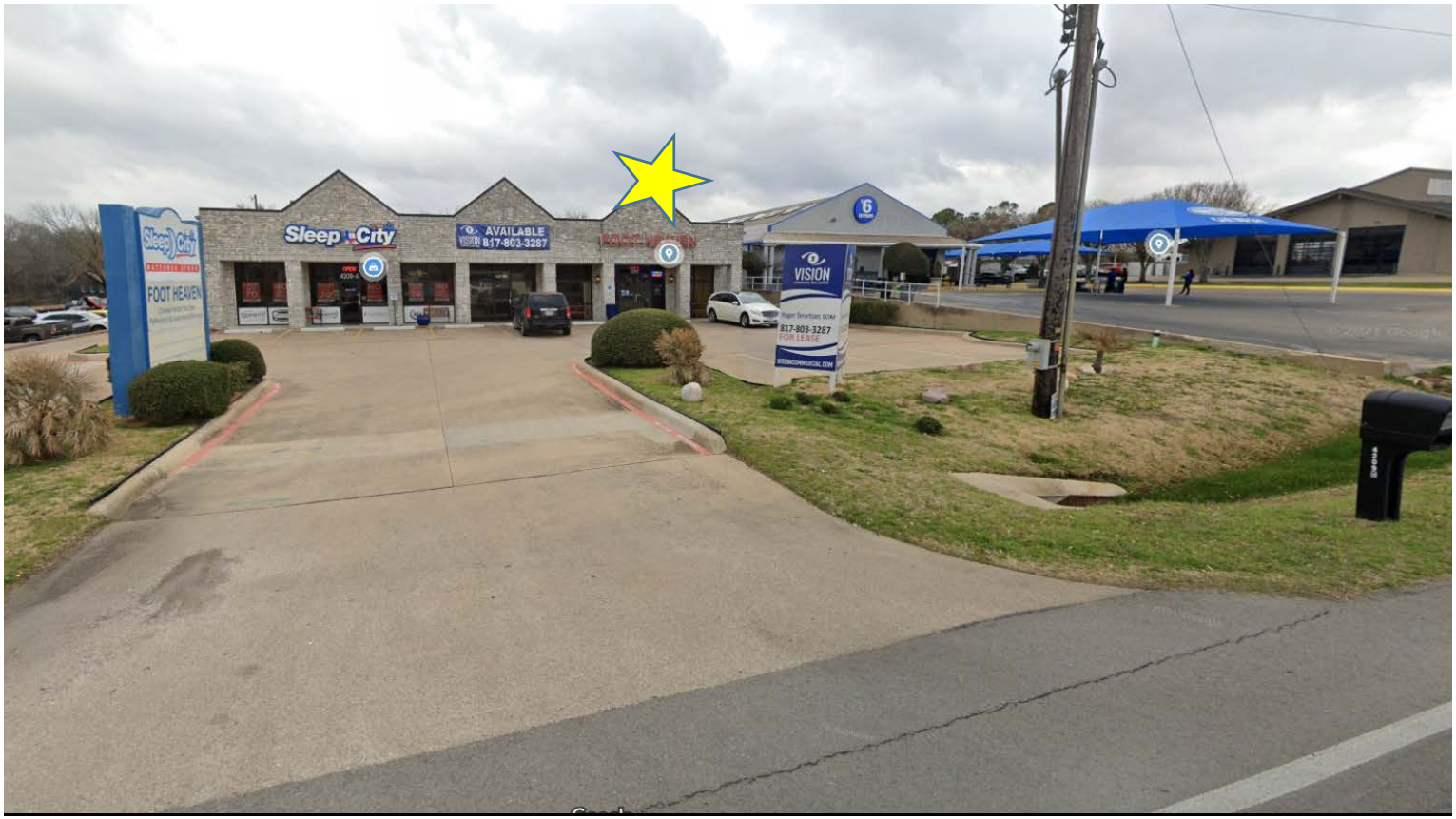
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map




Sleep City
FOOT HEAVEN
AVAILABLE
817-803-3287
VISION
817-803-3287
FOR LEASE

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5c **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2176
Type Ordinance
Department Community Development

Title

Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Lance and Ahn Bishop, the applicants, have submitted a request for a zoning change on Lot 2R, Block 1, Mockingbird Hill Addition, being approximately 1.39 acres, from the R-20 Single Family Residential and RE Single Family 'Estate' Residential districts to the R-40 Single-Family Residential district. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along the west side of Pool Road and north of Highland Meadow Drive. The property is currently zoned R-20 Single-Family Residential and RE Single Family 'Estate' Residential. The applicants recently purchased the property zoned RE and through platting have incorporated it into their existing lot, which is zoned R-20.

Proposed Zoning:

Request – The applicant requests to rezone the property from the R-20 and RE districts to the R-40 district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	60,474 s.f.
Minimum Lot Width	150 feet	100 ft.
Minimum Lot Depth	150 feet	601 ft.
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The current size of the property complies with most of the minimum standards of the R-40 Single-Family Residential zoning. The lot width is deficient by 50 feet and approval of the rezoning allows for the recognition of this deficiency.

Plat Status: The property is platted as Lot 2R, Block 1, Mockingbird Hill Addition.

DRC Review: The DRC reviewed the request during their August 23, 2021, meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned RE Single Family 'Estate' Residential and is unimproved. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the west is zoned R-20 Single-Family Residential and improved with single-family uses. The property to the east is located in the City of Grapevine and improved with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for residential use.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of this request because it eliminates split lot zoning.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 13, 2021, meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

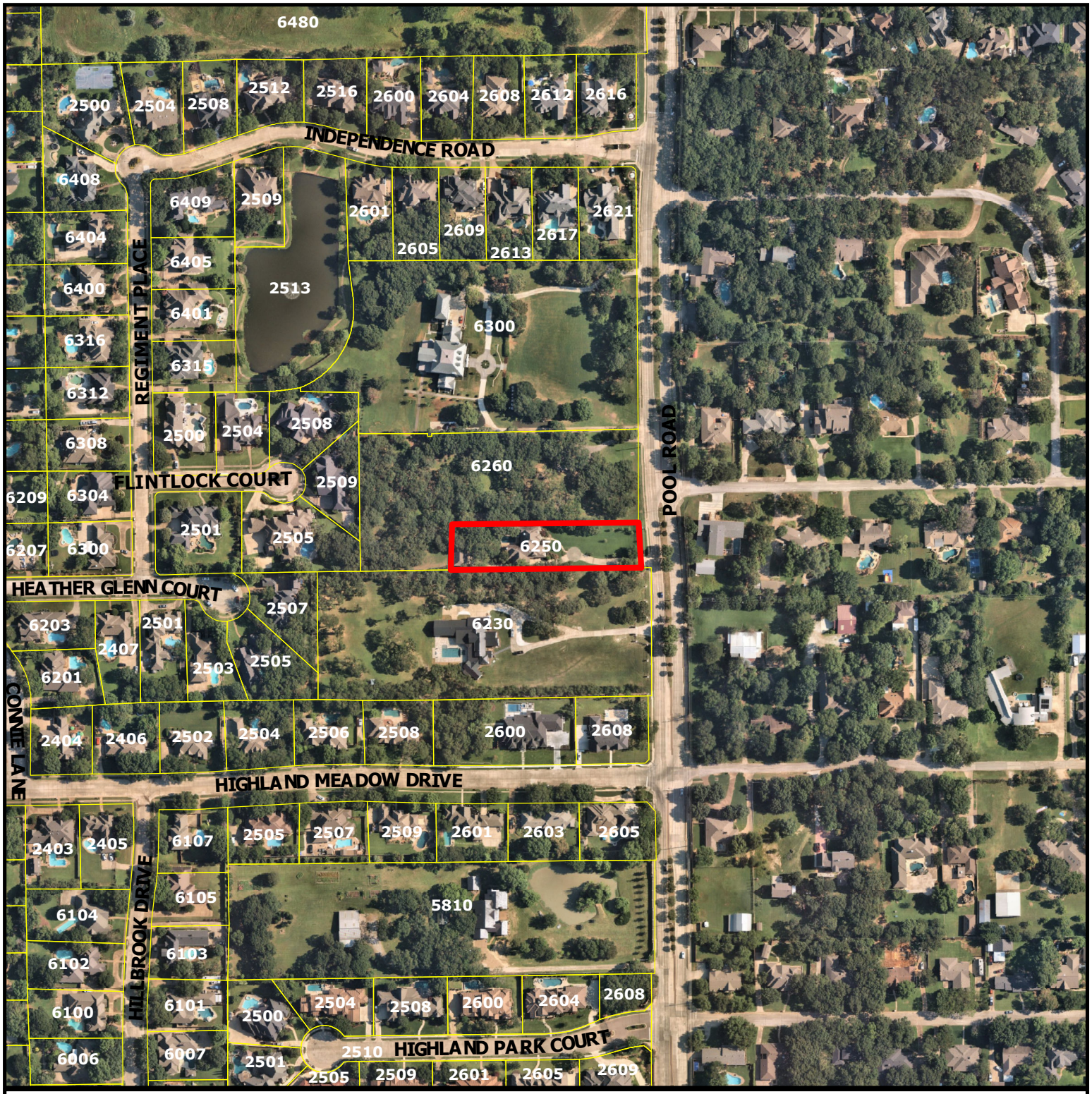
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Statement of Planning Objectives - 6250 Pool Rd.
5. Zoning Exhibits
6. Elevation and Floorplan Exhibits
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2176

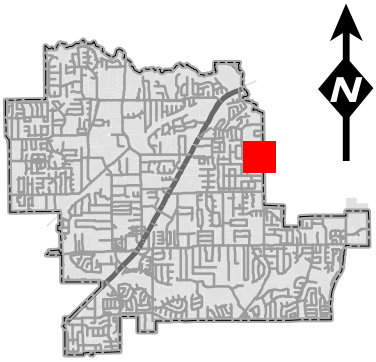
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



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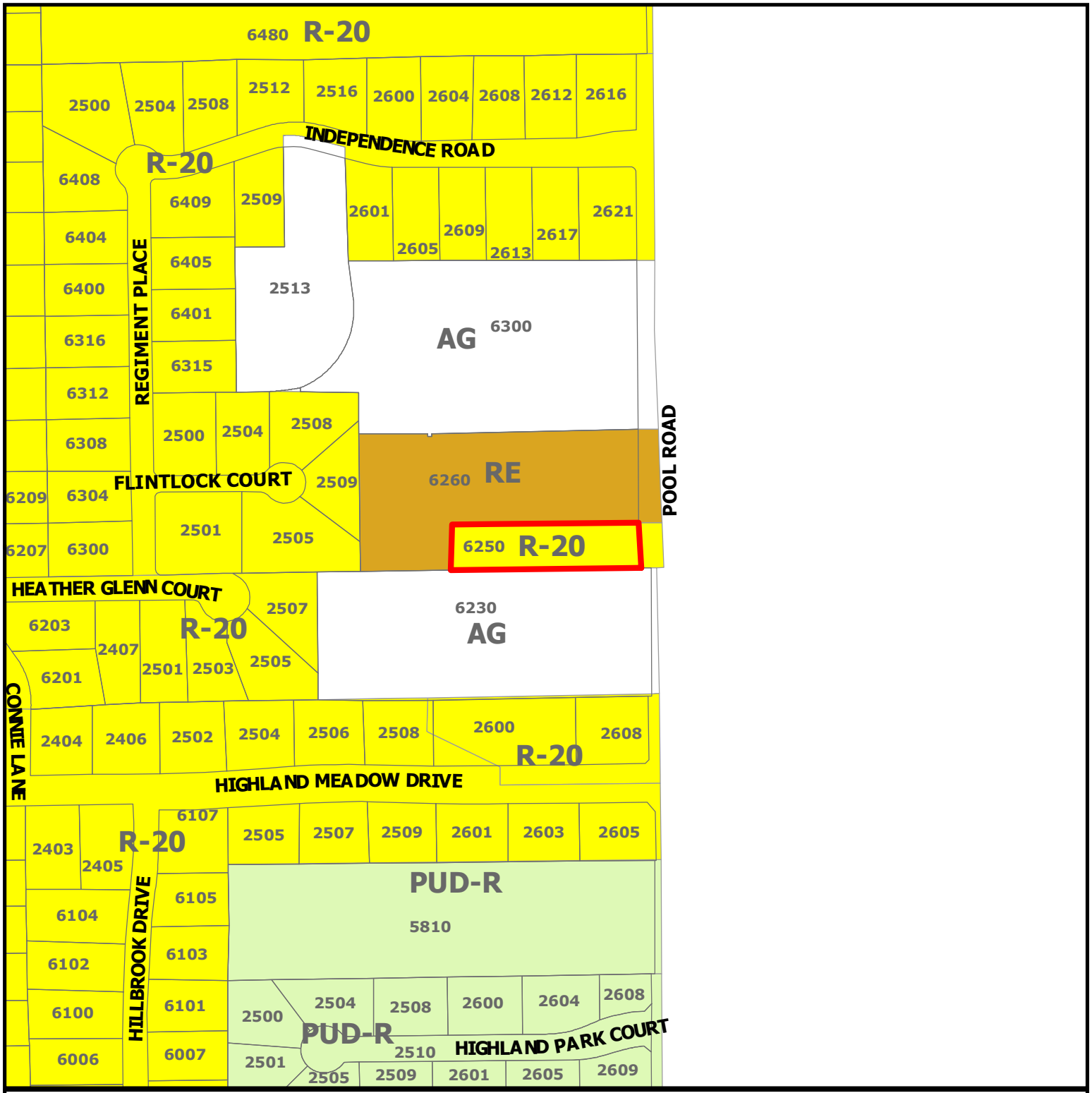
Subject Property

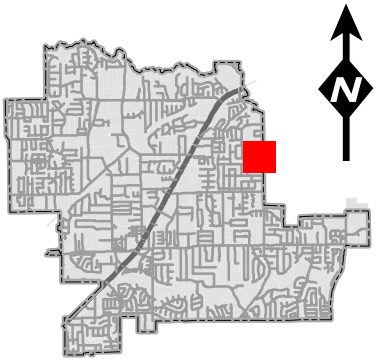
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



DISCLAIMER:
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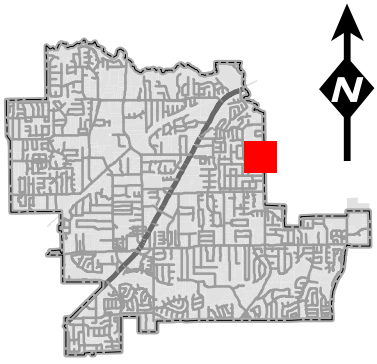
Subject Property

Future Land Use Map

CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



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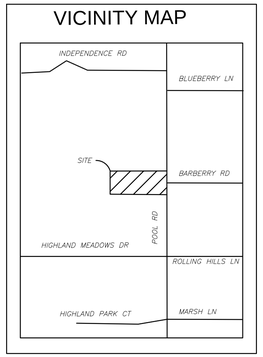
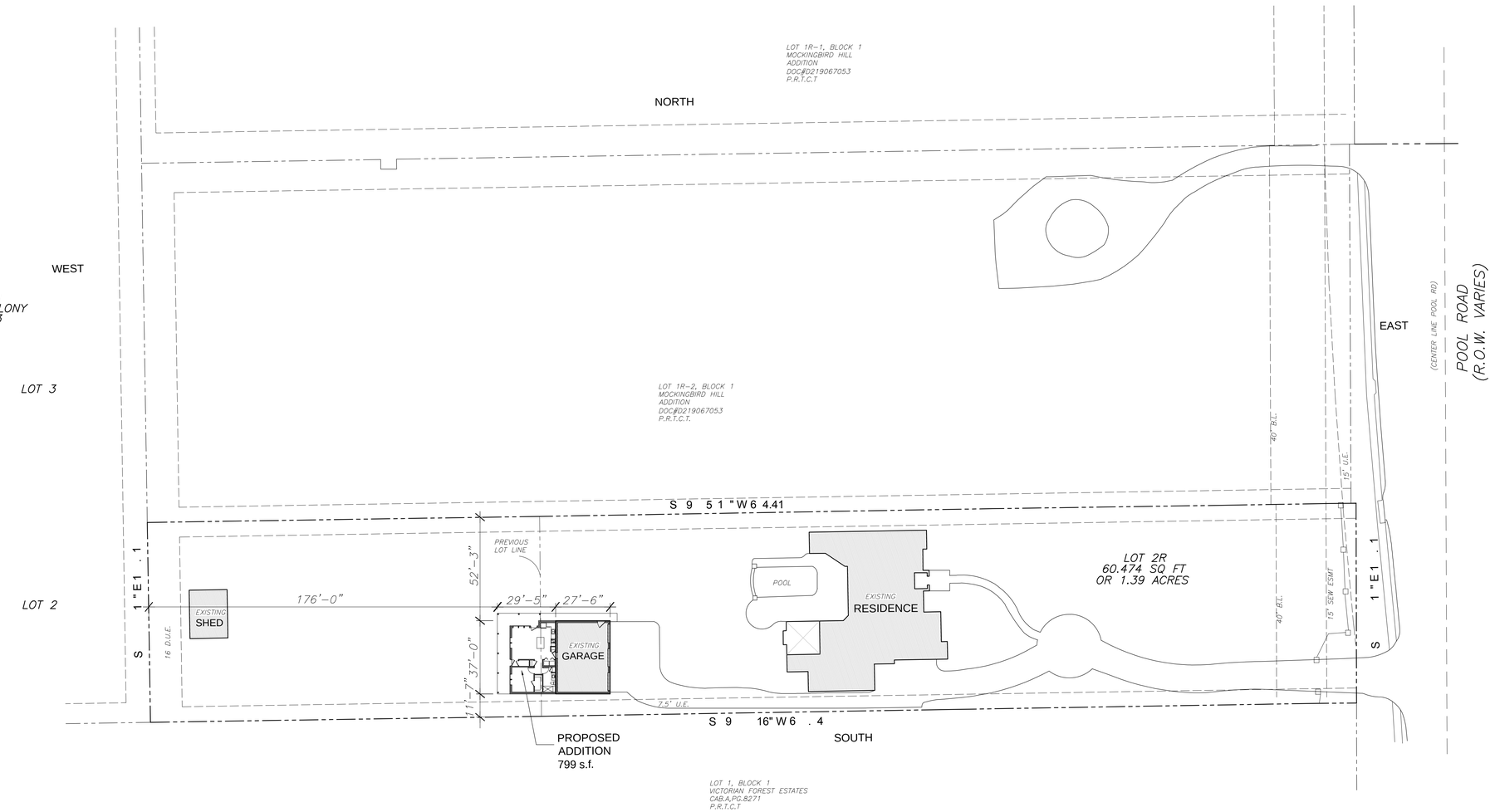
- Subject Property
- Residential
- Open Space; Parks

Statement of Planning Objectives

We recently acquired .46 acres behind our home to ensure that no other single-family residence would be constructed behind our property. However, we would like to expand the existing three car garage to add a small pool house so that my elderly mother will have the ability to live within walking distance of us should she lose some of here independence. Therefore, we are in the process of re-platting and re-zoning both lots to allow for this possible addition. This change would be in keeping with the original lot design with a single driveway and mailbox and not alter the property's appearance from Pool Rd.

VICINITY MAP





01 SITE PLAN
SCALE: 1" = 30'

0' 30' 60' 120'

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

6250 POOL ROAD
COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

Sheet info:
PLOT PLAN

Sheet no.

3301 W. AIRPORT FREEWAY, SUITE 220
BEDFORD, TX 76021
PHONE: 817-684-0088
FAX: 817-684-0013

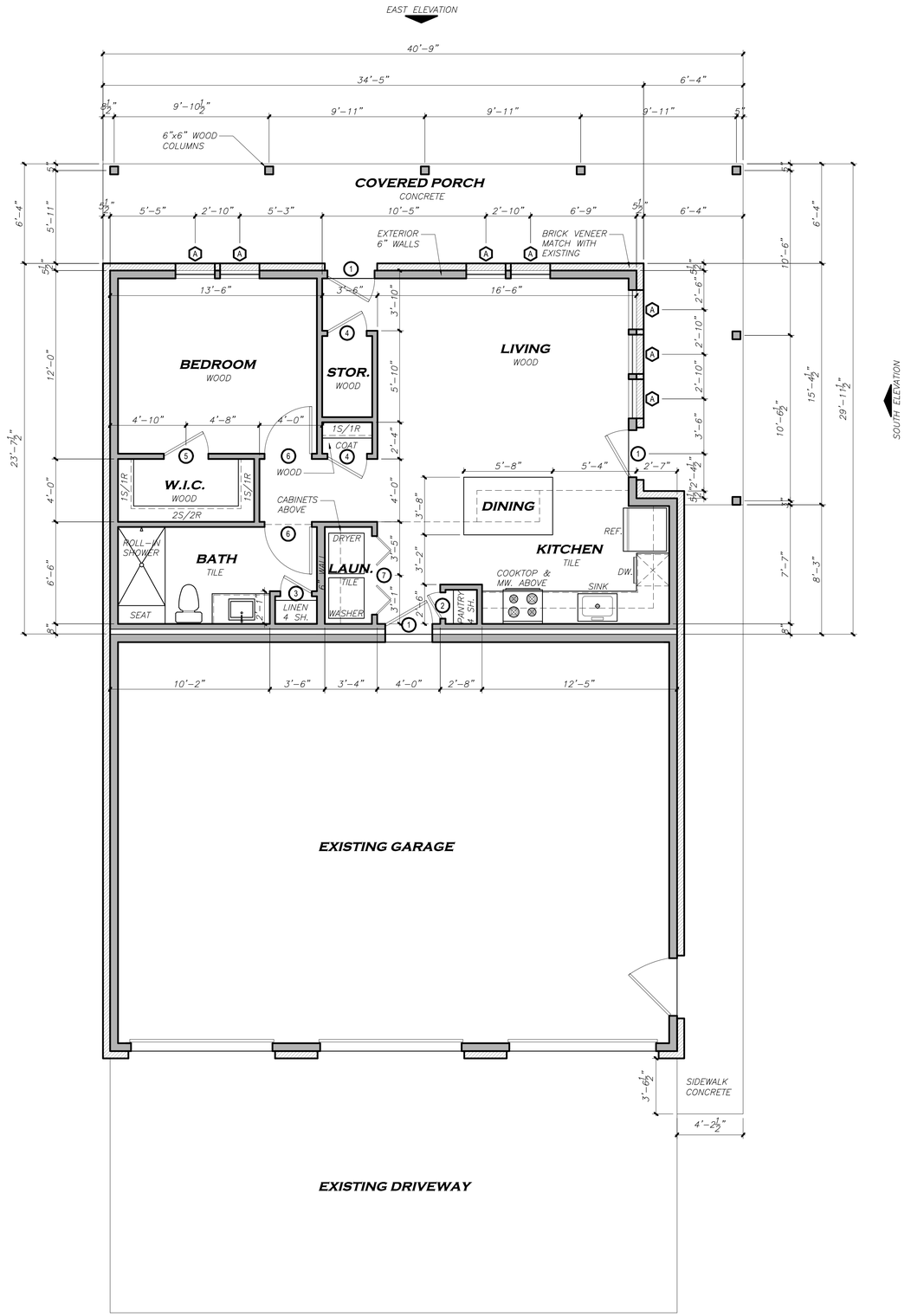
cNk Architects, Inc.

POOL HOUSE ADDITION

6250 POOL ROAD
COLLEYVILLE, TX 76034

ARCHITECTURE DRAWING INDEX

	COVER SHEET
A-1	FLOOR PLAN
A-2	INTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES
A-3	ELECTRICAL PLAN
A-4	EXTERIOR ELEVATIONS
A-5	ROOF & SLAB PLANS



01 FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATION	
INTERIOR	799 S.F.
PORCH	377 S.F.

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(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

Sheet info:
- FLOOR PLAN
-
-
-

Sheet no.
A-1

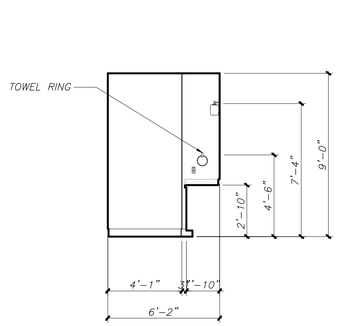
DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	THICK
1	3'-0" x 6'-8"	SOLID WOOD PANEL DOOR & TRANSOM W/ WOOD FRAME	1 3/4"
2	1'-8" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
3	2'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
4	2'-6" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
5	2'-10" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
6	3'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
7	PR. 2'-6" x 6'-8"	HOLLOW CORE BI-FOLD DOOR W/ WOOD FRAME	1 3/8"

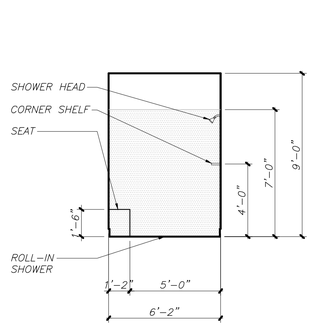
WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	HEAD HT.
A	2'-6" x 6'-0"	VINYL SINGLE HUNG WINDOW	8'-0"

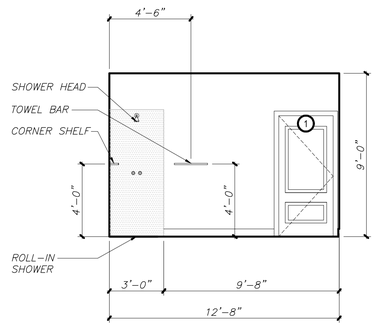
ALL MATERIAL AND FINISHES TO BE SELECTED BY OWNER



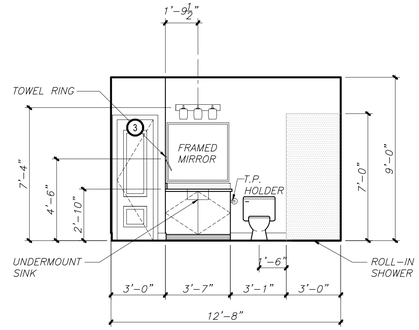
18 BATH
SCALE: 1/4" = 1'-0"



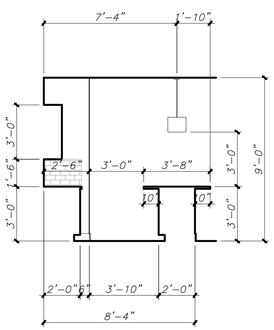
17 BATH
SCALE: 1/4" = 1'-0"



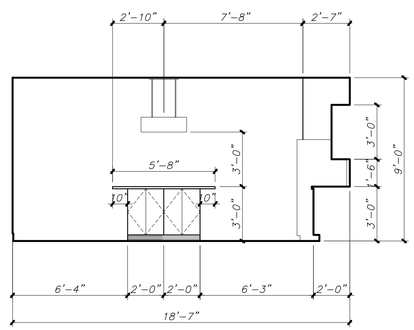
16 BATH
SCALE: 1/4" = 1'-0"



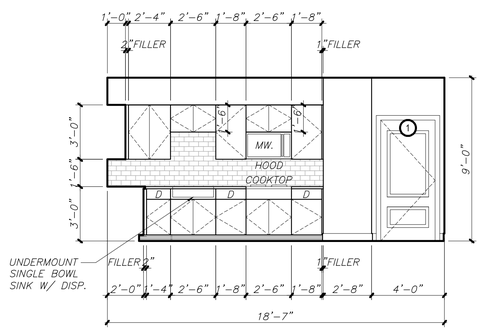
15 BATH
SCALE: 1/4" = 1'-0"



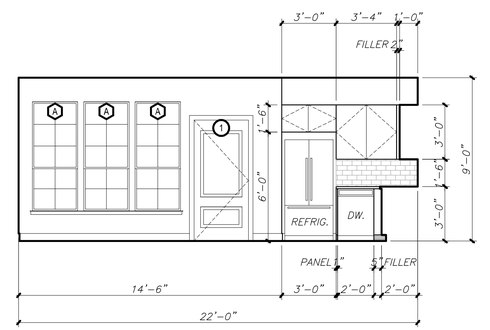
14 KITCHEN
SCALE: 1/4" = 1'-0"



13 KITCHEN
SCALE: 1/4" = 1'-0"



12 KITCHEN
SCALE: 1/4" = 1'-0"



11 LIVING & KITCHEN
SCALE: 1/4" = 1'-0"

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(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

Sheet info:

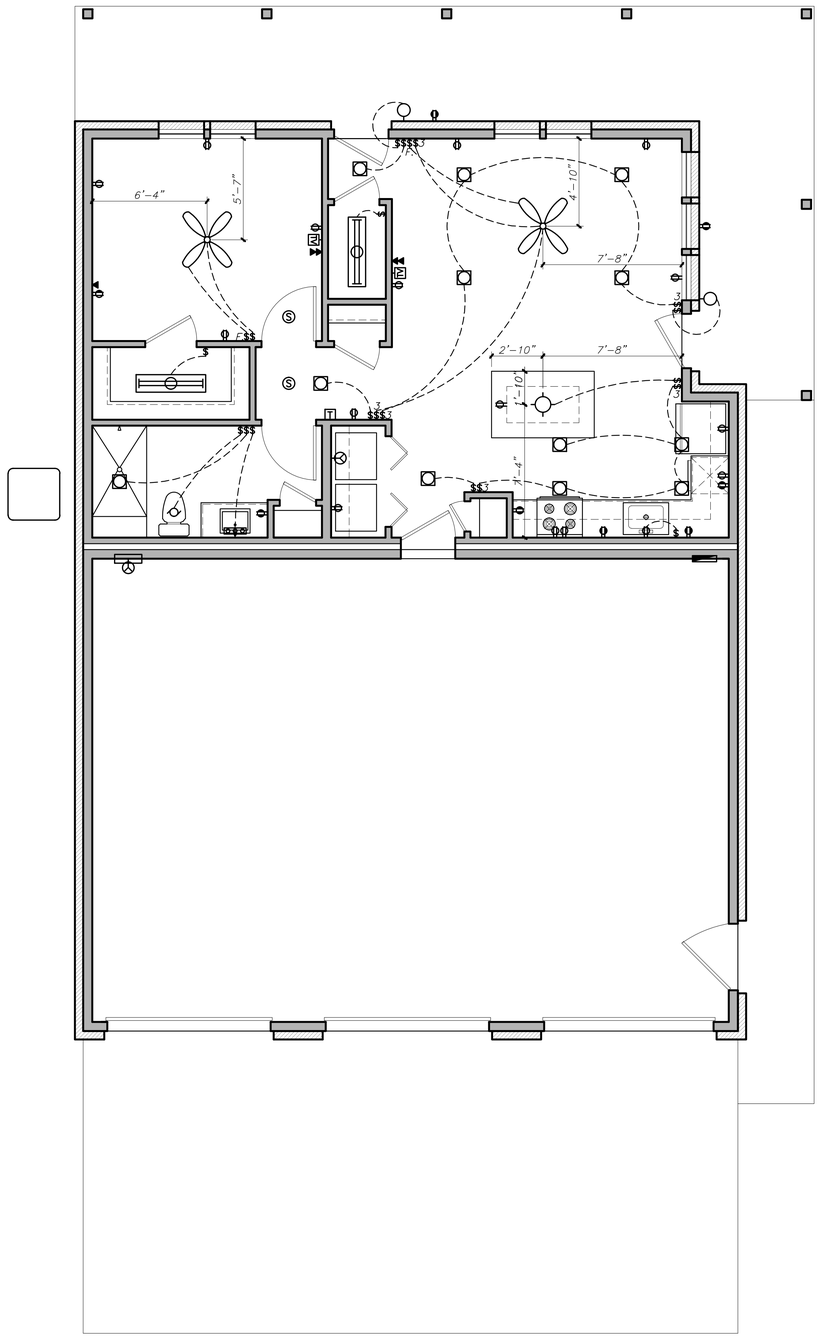
- INTERIOR ELEVATIONS
- DOOR & WINDOW
- SCHEDULES
-

Sheet no.

A-2

ELECTRICAL SYMBOLS

$	SINGLE POLE SWITCH
3$	THREE WAY SWITCH
	110V DUPLEX
	GFI OUTLET
	DOUBLE PHONE RJ-11
TV	TV OUTLET
	220V OUTLET
	WALL MOUNT LIGHT FIXTURE
	CHANDELIER
	RECESSED LIGHT
	3 LIGHT WALL MOUNT FIXTURE
	2 LIGHT FLUORESCENT FIXTURE
	CEILING FAN WITH LIGHTS
	3 LIGHT WALL MOUNT FIXTURE
T	THERMOSTAT
S	SMOKE DETECTOR
	EXHAUST FAN
	ELECTRICAL BOX PANEL
	TANKLESS WATER HEATER
	A.C. CONDENSER



01 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

CNK ARCHITECTS, INC.
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(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION
6250 POOL ROAD, COLLEYVILLE, TX 76034

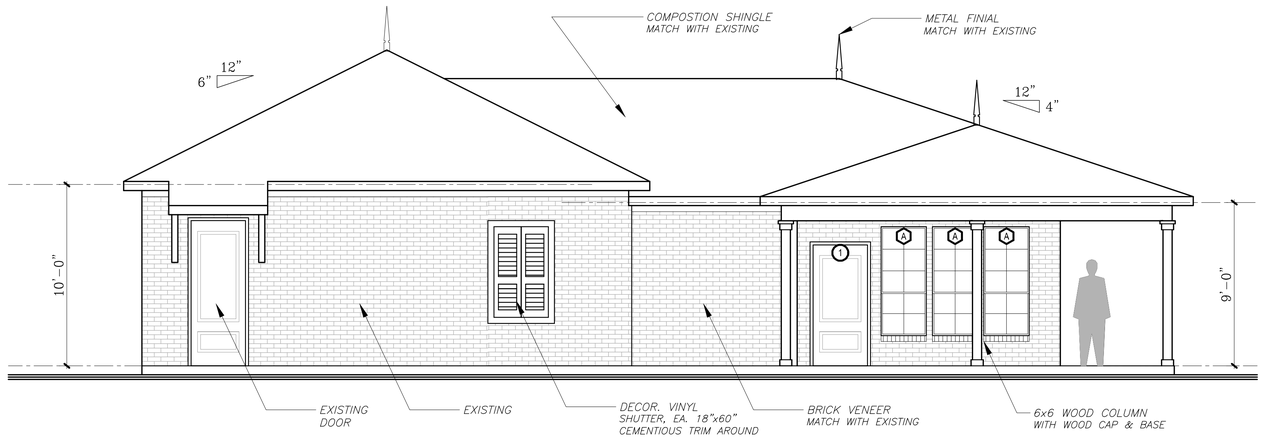
Revisions:

Job no.:

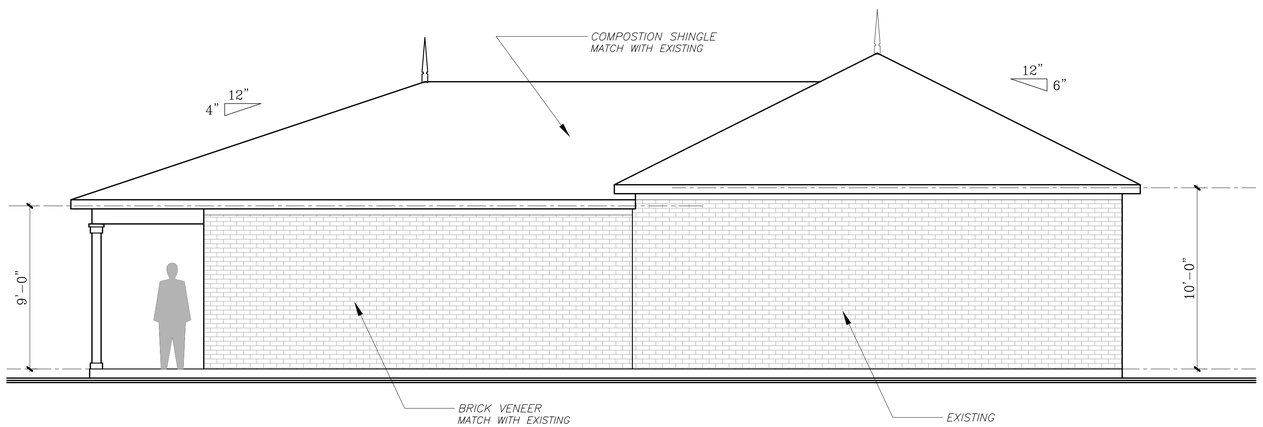
Issue date:

Sheet info:
- ELECTRICAL PLAN
-
-

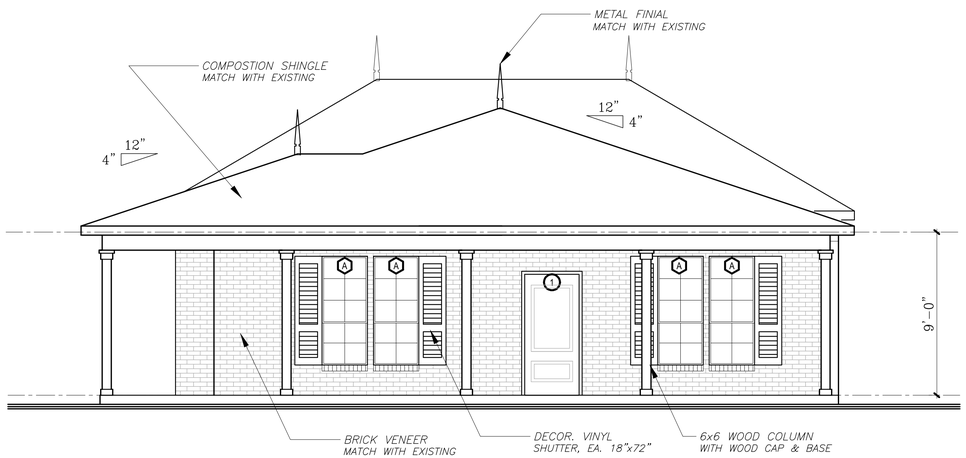
Sheet no.
A-3



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

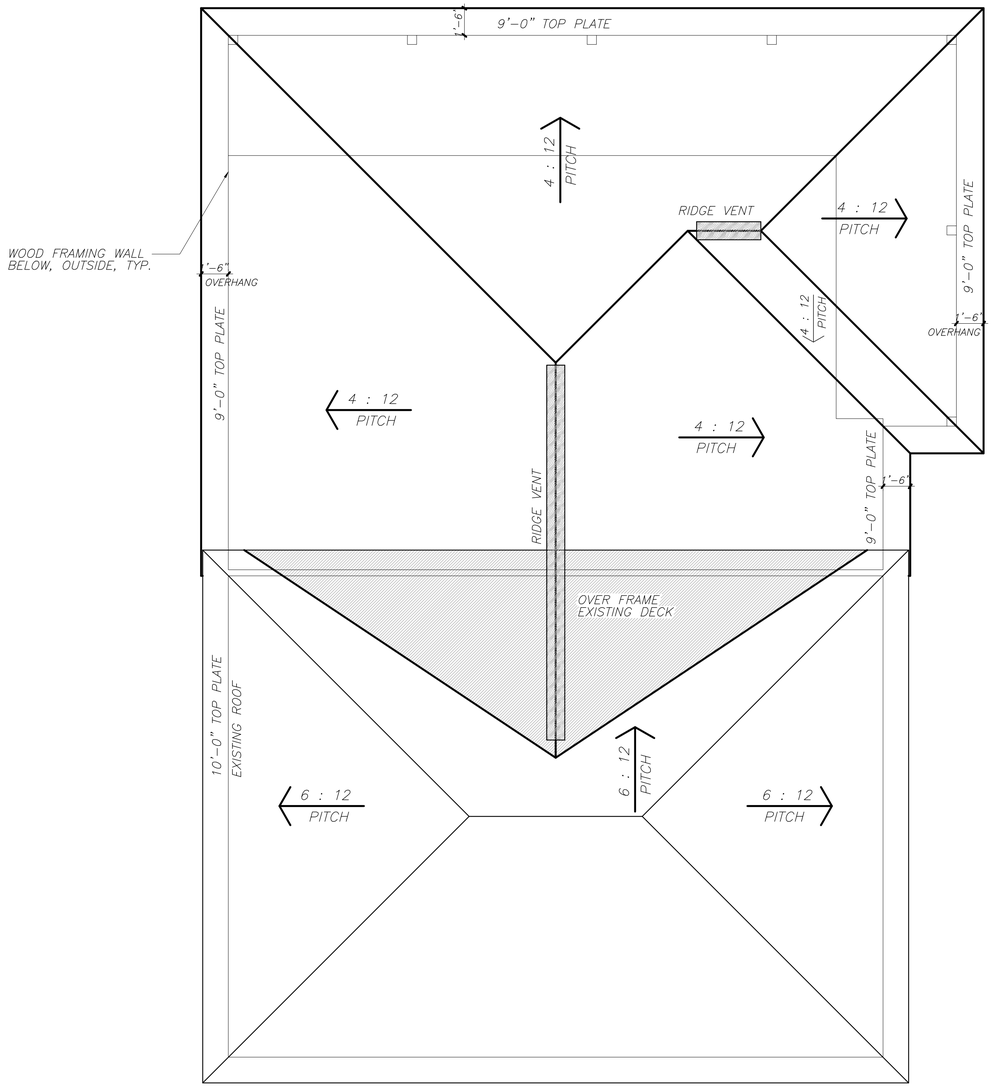
Issue date:

Sheet info:

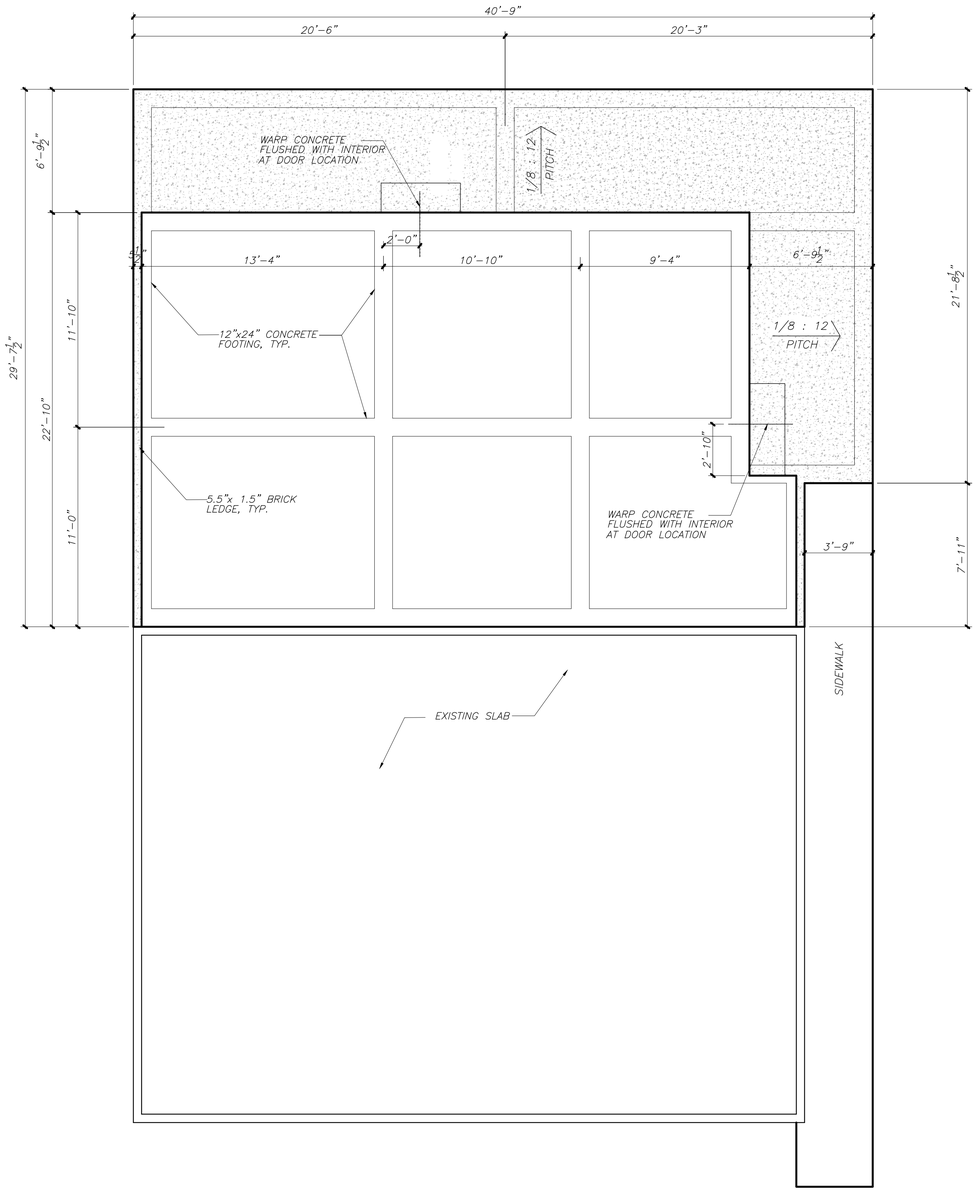
- EXTERIOR ELAVTIONS
-
-

Sheet no.

A-4



01 ROOF PLAN
SCALE: 1/4" = 1'-0"



02 SLAB PLAN
SCALE: 1/4" = 1'-0"

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

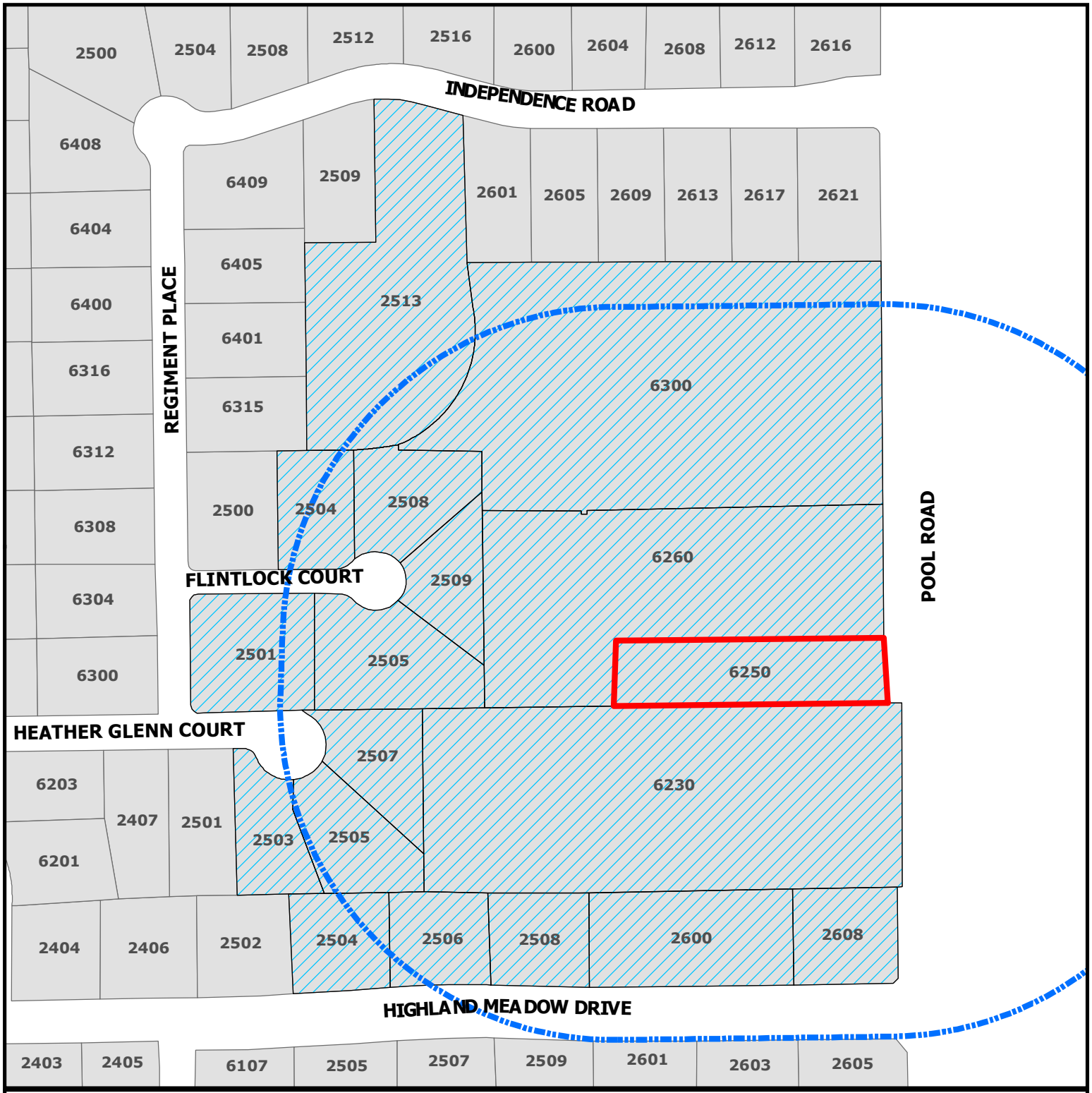
Sheet info:

- ROOF PLAN
- SLAB PLAN
-
-

Sheet no.

A-5

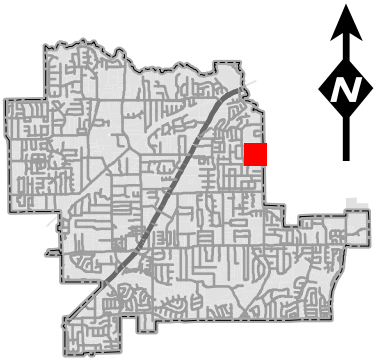
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



Subject Property

500ft Buffer

Properties within 500ft

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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a zoning change from the R-20 Single Family Residential district and RE Single Family 'Estate' Residential district to the R-40 Single Family Residential district. The request is to rezone the property to one zoning district.
Zoning Case:	ZC21-020
Applicants:	Lance & Anh Bishop
Owners:	Lance & Anh Bishop
Location:	6250 Pool Road
Property Description:	Lot 2R, Block 1, Mockingbird Hill Addition
Present Zoning:	R-20 Single Family and RE Single Family "Estate" Residential

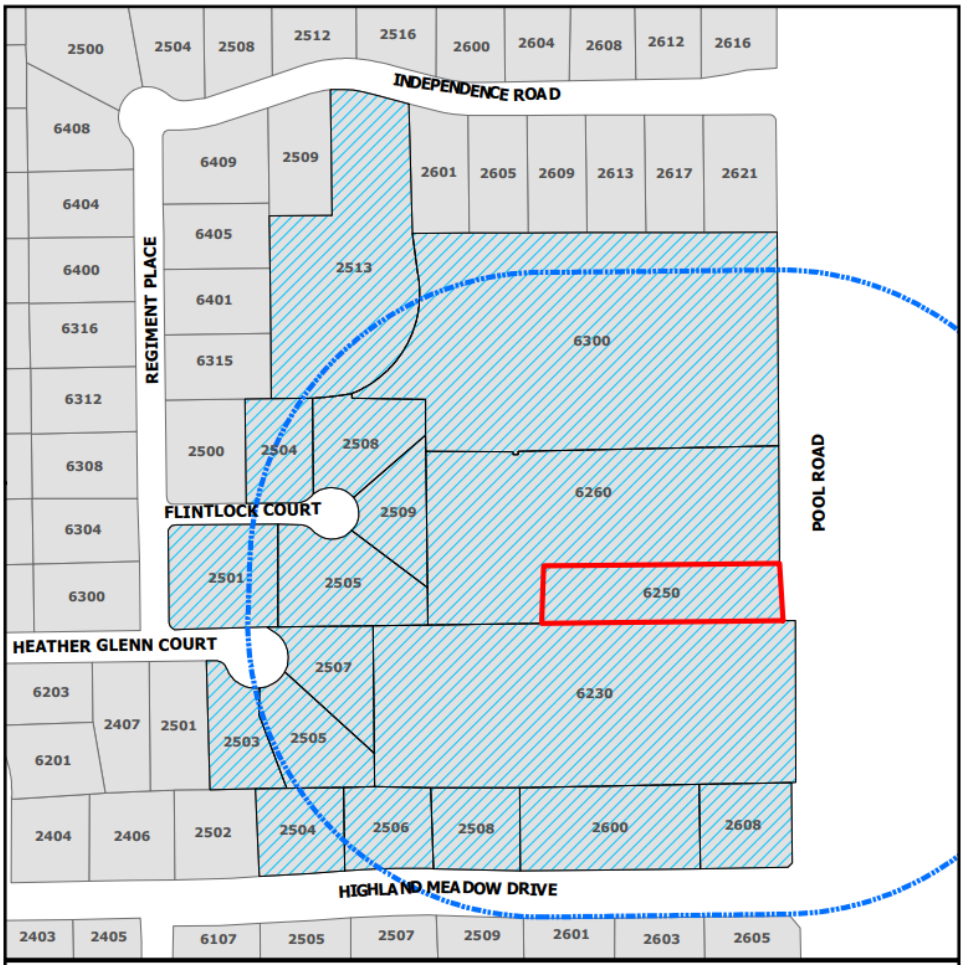
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
DEWAN, MADHUSUDAN	2501 FLINTLOCK CT	COLLEYVILLE, TX
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX
MENEGAY, MOLLY	2509 FLINTLOCK CT	COLLEYVILLE, TX
HEYGOOD, MICHAEL E	2504 FLINTLOCK CT	COLLEYVILLE, TX
ZINGA, MICHAEL	2504 HIGHLAND MEADOW DR	COLLEYVILLE, TX
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX
THOMAS, MATHEW	2507 HEATHER GLEN CT	COLLEYVILLE, TX
DREY AND BRENDA ANTHONY TRUST	2503 HEATHER GLENN CT	COLLEYVILLE, TX
MEREDITH, KAREN	2505 HEATHER GLENN CT	COLLEYVILLE, TX
SANDERS, JOSEPH L	2508 FLINTLOCK CT	COLLEYVILLE, TX
BISHOP, LANCE	6250 POOL RD	COLLEYVILLE, TX
RICHARDSON, MICHAEL	2505 FLINTLOCK CT	COLLEYVILLE, TX
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX
HERITAGE COLONY ADDITION	P.O. Box 1122	COLLEYVILLE, TX
HIGHLAND MEADOWS ADDN	2101 High Gate Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2176

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.39 ACRES BEING, LOT 2R, BLOCK 1, IN THE MOCKINGBIRD HLL ADDITION, LOCATED AT 6250 POOL ROAD, FROM THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT AND RE SINGLE-FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-20 Single Family Residential district and RE Single Family 'Estate' Residential district to the R-40 Single Family Residential district for Case No. ZC21-020; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-20 Single Family Residential and RE Single-Family 'Estate' Residential district to R- 40 Single Family Residential district on 1.39 acres, being Lot

2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road as depicted on the attached as Exhibit “A”.

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. As depicted in the attached Exhibit “A” and Exhibit “B”.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map

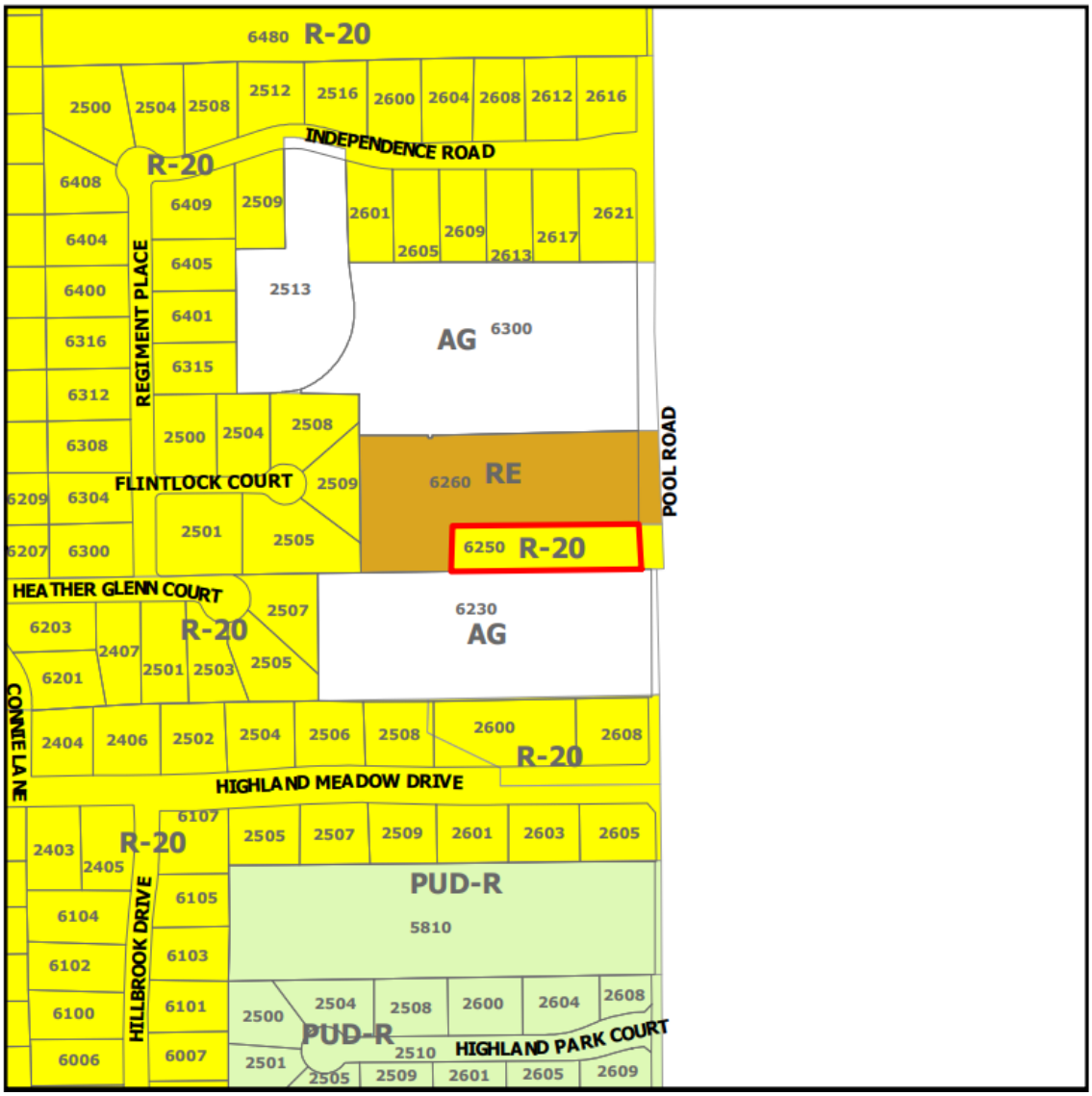
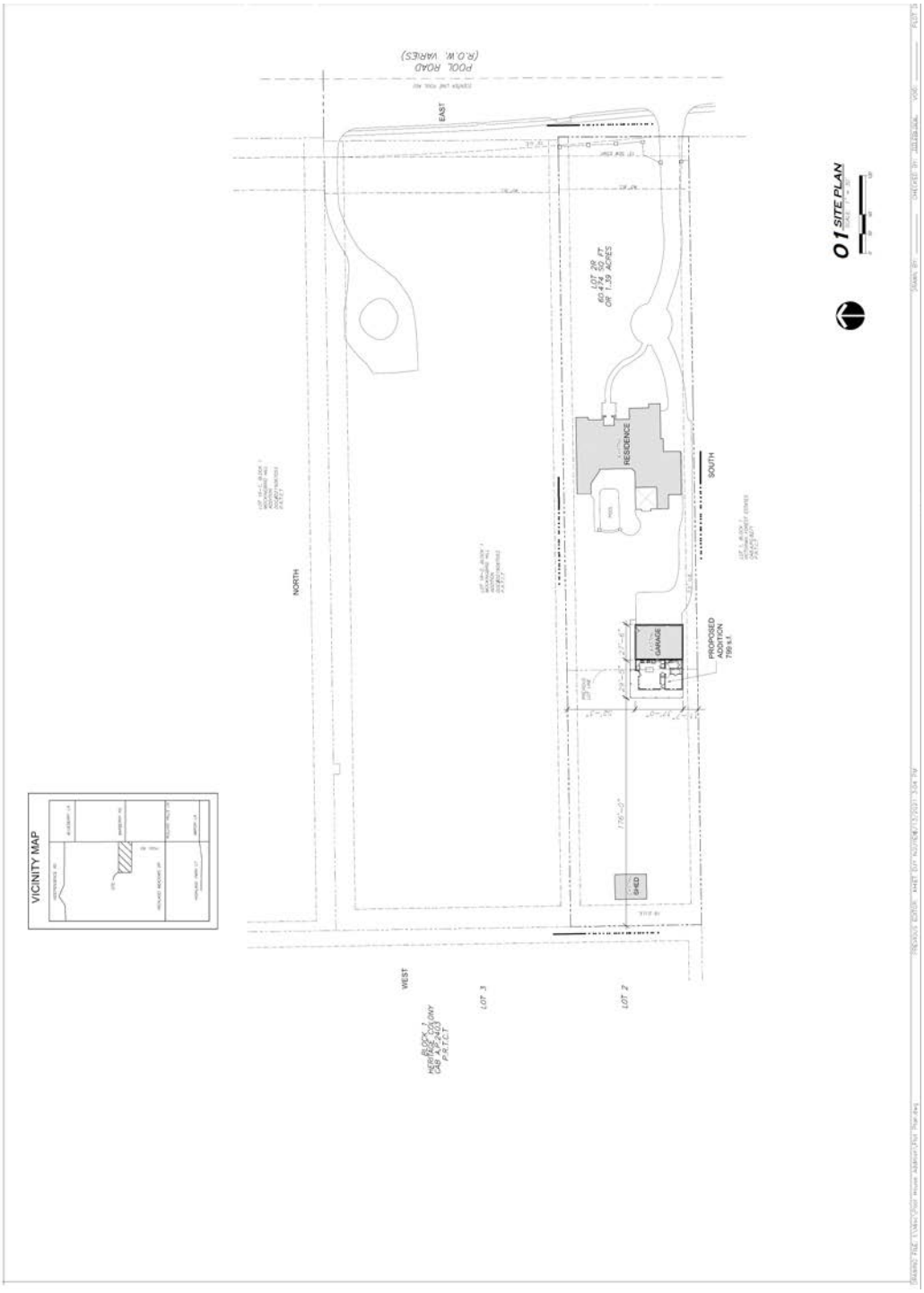


Exhibit “B”- Zoning Exhibit



City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5d **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2177
Type Ordinance
Department Community Development

Title

Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Lance and Ahn Bishop, the owners, have submitted a request for a Special Use Permit (SUP) for an accessory dwelling on Lot 2R, Block 1, of the Mockingbird Hill Addition, being approximately 1.39 acres, and zoned R-20 Single Family Residential district and RE Single Family 'Estate' Residential. The purpose is to allow for an accessory dwelling.

Existing Conditions/Background: The subject property is located along the west side of Pool Road and north of Highland Meadow Drive. The property currently is zoned R-20 Single-Family Residential and RE Single Family 'Estate' Residential. The applicants recently purchased the property zoned RE and through platting have incorporated it into their existing lot, which is zoned R-20. A rezoning request to the R-40 zoning district is running concurrently with this request.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 799 s.f. accessory dwelling.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:
   a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
   1. Fifty percent (50%) of the primary structure;
   2. The maximum allowed square footage for accessory buildings on the lot; or
   3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for the use of a new 799 s.f. accessory dwelling attached to an existing detached garage. The total lot area is 1.39 acres, or 60,548 square feet. The structure will be built on the west side of the garage of similar materials to the home and also includes a 377 s.f. covered porch in addition to the dwelling. The structure will not be visible from Pool Road and meets all the dimensional requirements of the Land Development Code.

Analysis: Any request for an accessory dwelling in the R-40 zoning district shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 2R, Block 1 of the Mockingbird Hill Addition.

DRC Review: The DRC met on August 23rd and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned RE Single Family 'Estate' Residential and is unimproved. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the west is zoned R-20 Single-Family Residential and improved with single-family uses. The property to the west is located in the City of Grapevine and improved with single-family homes.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the accessory dwelling due to compliance with the Land Development Code's size and dimensional requirements. The Land Development Code allows for an accessory dwelling with approval of a Special Use Permit.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 13, 2021, meeting by a vote of 7-0.

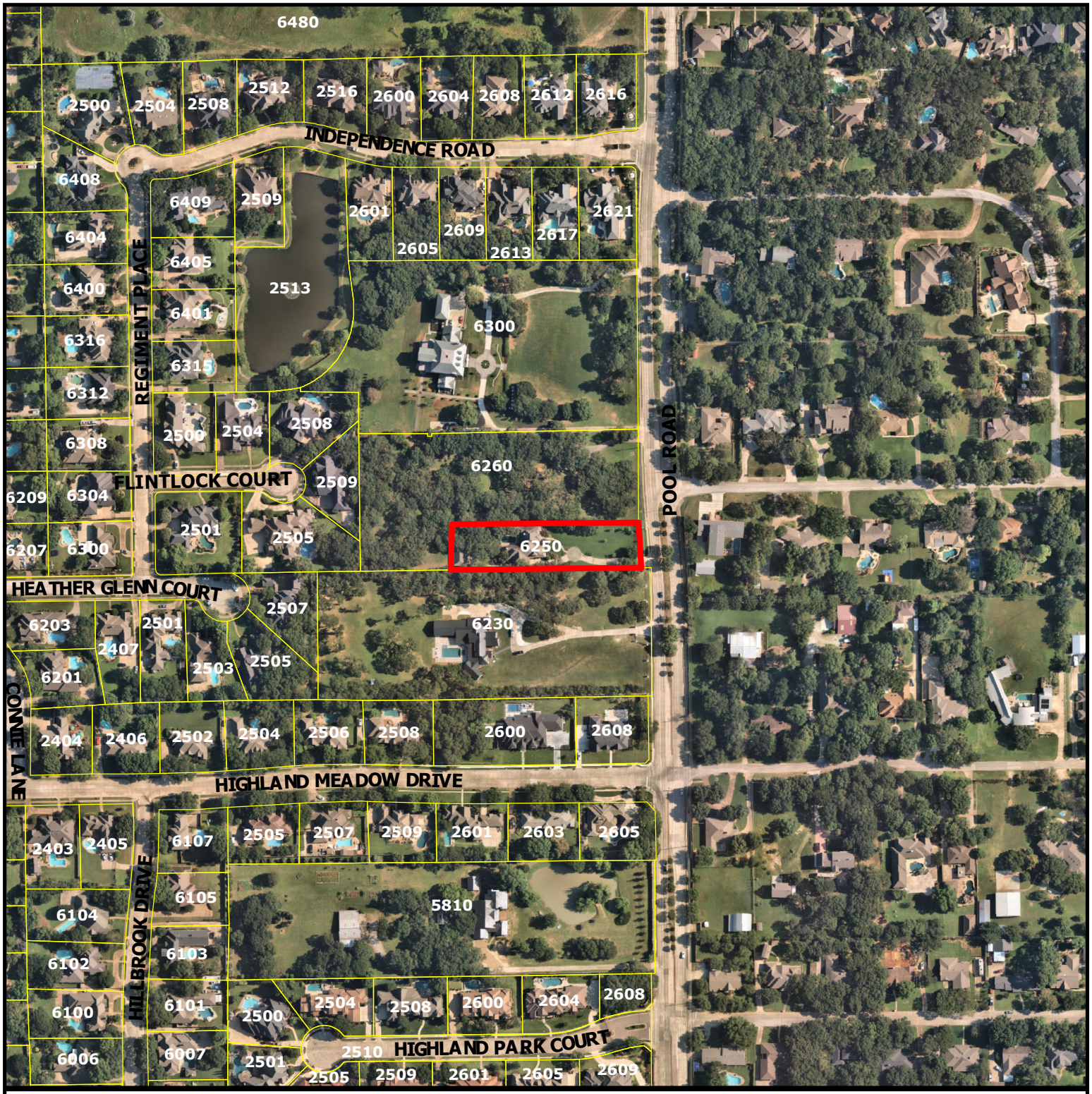
Financial Impact

There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibits
6. Elevation and Floor Plan Exhibits
7. Notification Map
8. Notification Letter
9. Notify List
10. Ordinance O-21-2177

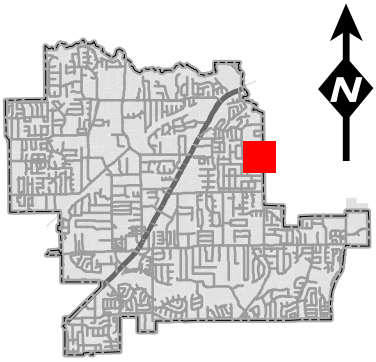
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



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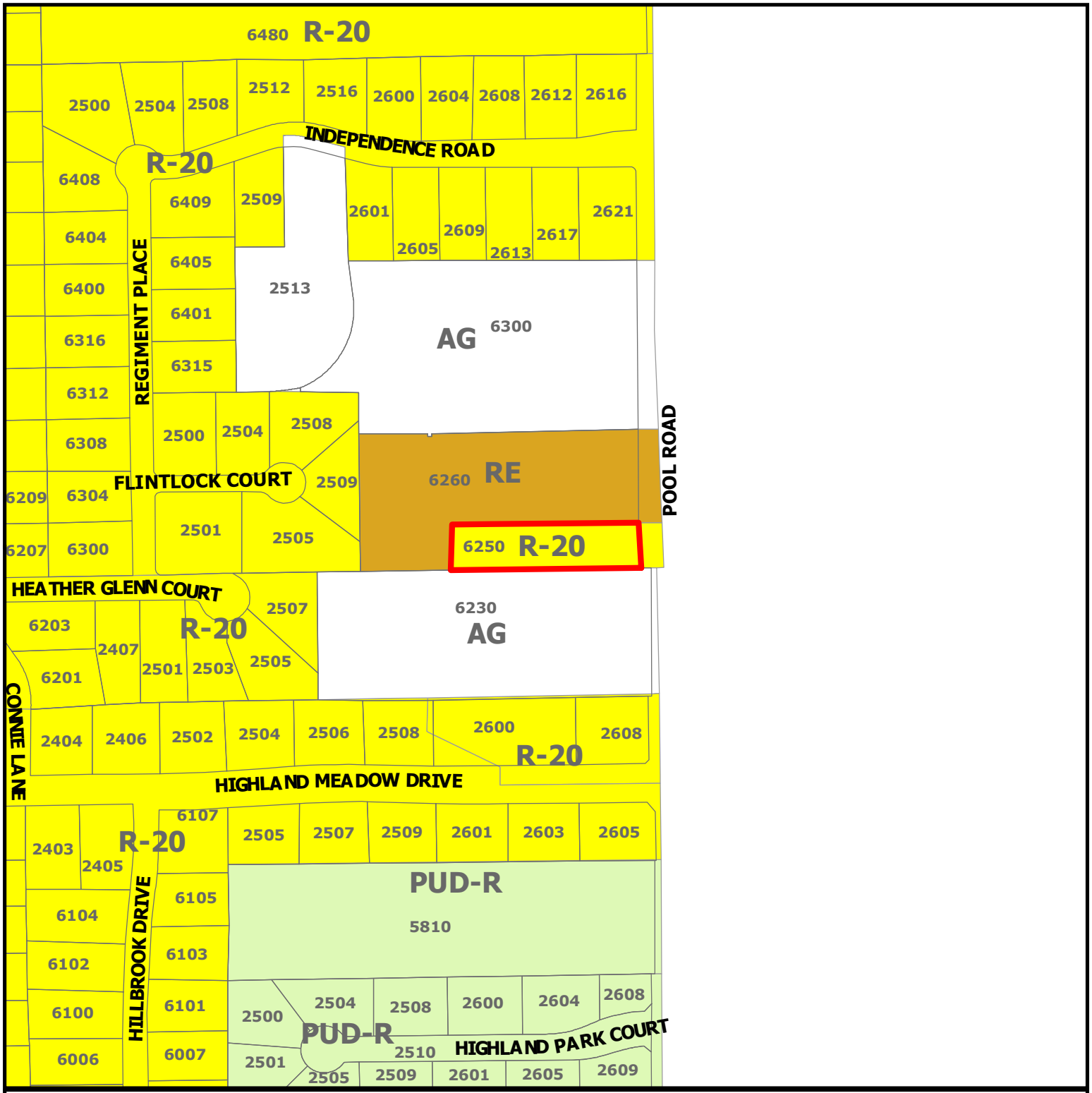
Subject Property

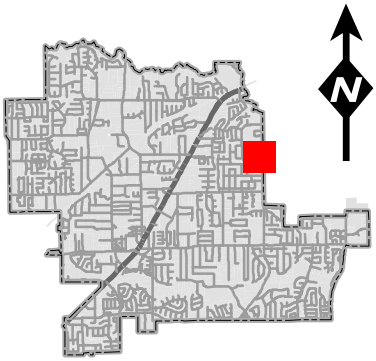
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



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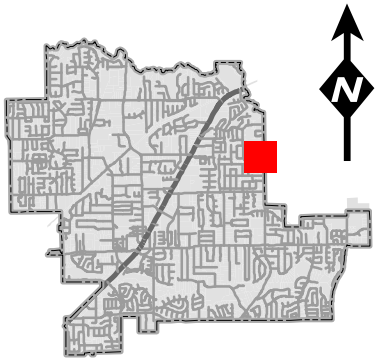
Subject Property

Future Land Use Map

CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



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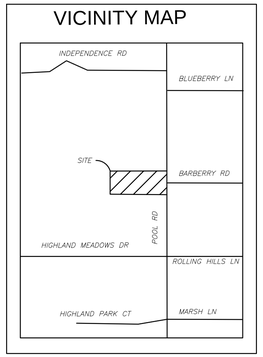
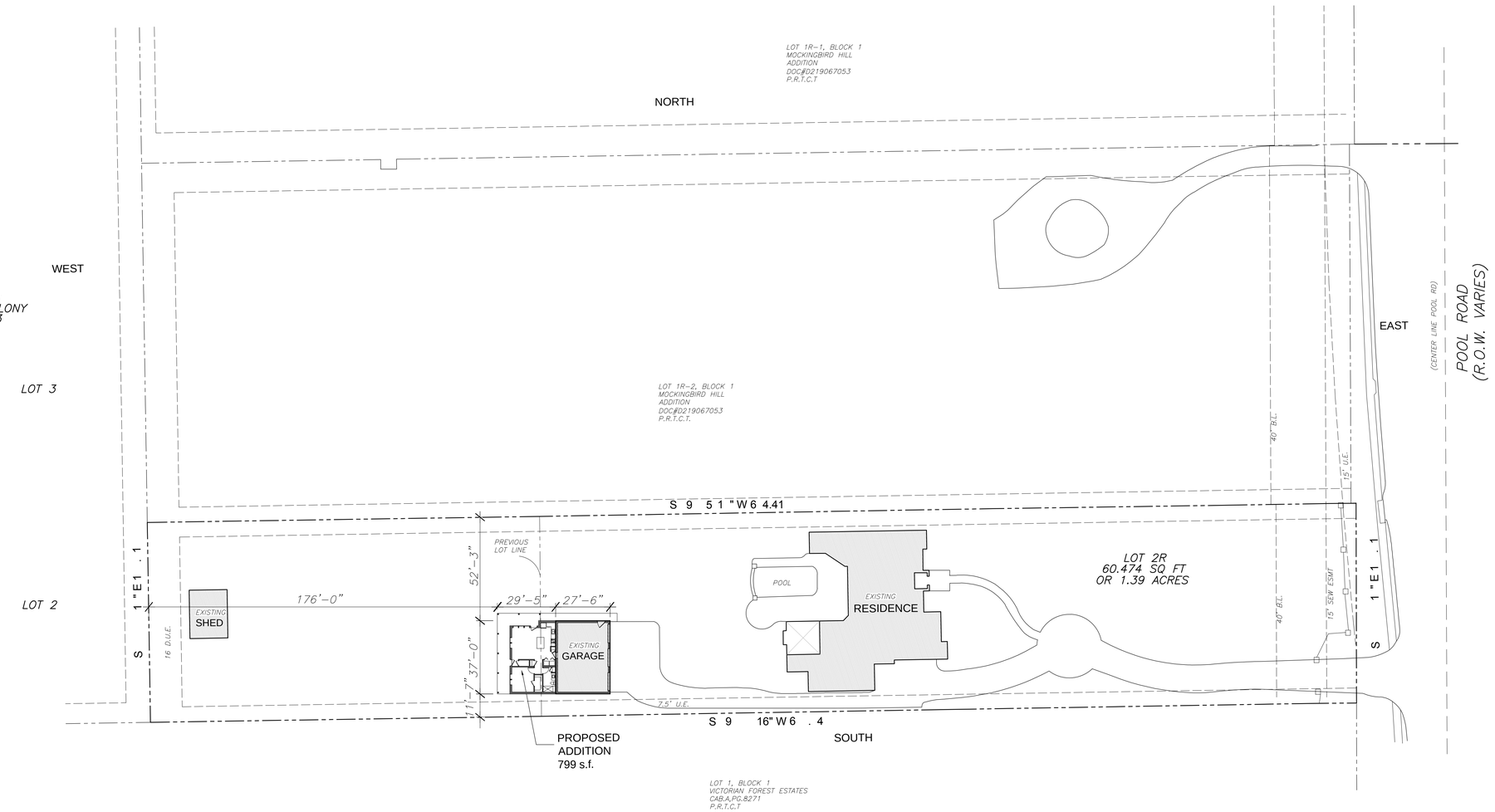
- Subject Property
- Residential
- Open Space; Parks

Statement of Planning Objectives

We recently acquired .46 acres behind our home to ensure that no other single-family residence would be constructed behind our property. However, we would like to expand the existing three car garage to add a small pool house so that my elderly mother will have the ability to live within walking distance of us should she lose some of here independence. Therefore, we are in the process of re-platting and re-zoning both lots to allow for this possible addition. This change would be in keeping with the original lot design with a single driveway and mailbox and not alter the property's appearance from Pool Rd.

VICINITY MAP





01 SITE PLAN
SCALE: 1" = 30'

0' 30' 60' 120'

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

6250 POOL ROAD
COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

Sheet info:
PLOT PLAN

Sheet no.

3301 W. AIRPORT FREEWAY, SUITE 220
BEDFORD, TX 76021
PHONE: 817-684-0088
FAX: 817-684-0013

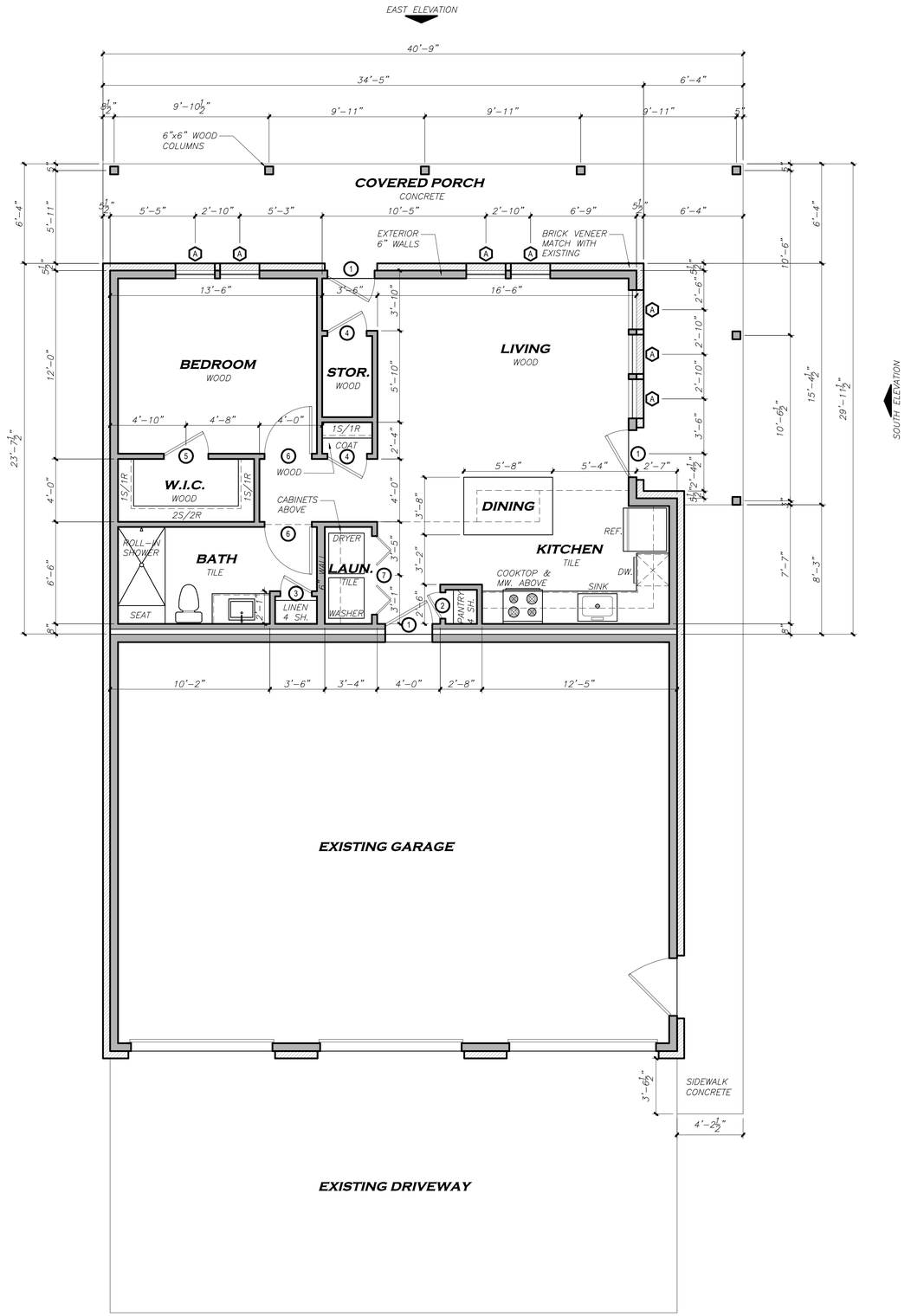
cNk Architects, Inc.

POOL HOUSE ADDITION

6250 POOL ROAD
COLLEYVILLE, TX 76034

ARCHITECTURE DRAWING INDEX

	COVER SHEET
A-1	FLOOR PLAN
A-2	INTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES
A-3	ELECTRICAL PLAN
A-4	EXTERIOR ELEVATIONS
A-5	ROOF & SLAB PLANS



01 FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATION	
INTERIOR	799 S.F.
PORCH	377 S.F.

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POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

Sheet info:
- FLOOR PLAN
-
-
-

Sheet no.
A-1

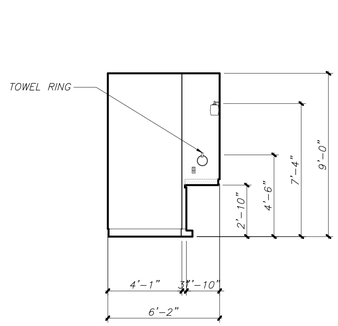
DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	THICK
1	3'-0" x 6'-8"	SOLID WOOD PANEL DOOR & TRANSOM W/ WOOD FRAME	1 3/4"
2	1'-8" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
3	2'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
4	2'-6" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
5	2'-10" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
6	3'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
7	PR. 2'-6" x 6'-8"	HOLLOW CORE BI-FOLD DOOR W/ WOOD FRAME	1 3/8"

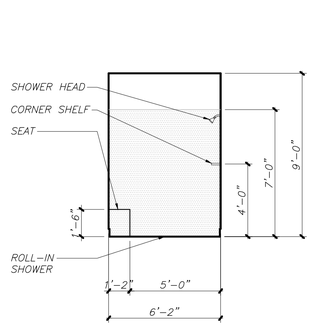
WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	HEAD HT.
A	2'-6" x 6'-0"	VINYL SINGLE HUNG WINDOW	8'-0"

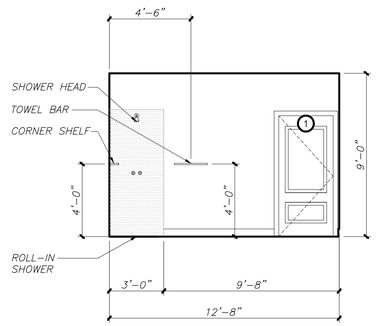
ALL MATERIAL AND FINISHES TO BE SELECTED BY OWNER



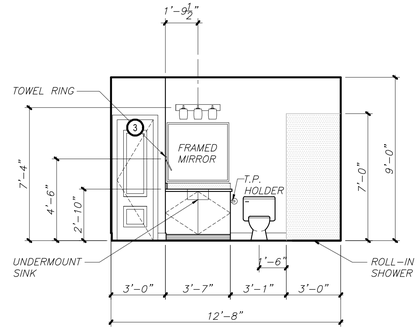
18 BATH
SCALE: 1/4" = 1'-0"



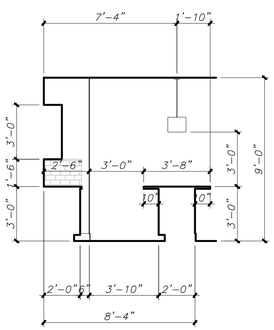
17 BATH
SCALE: 1/4" = 1'-0"



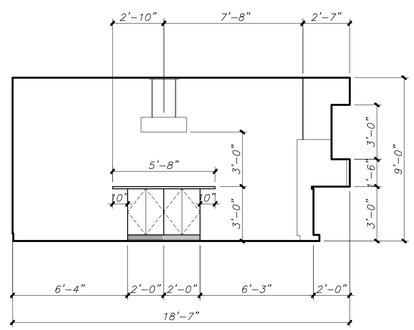
16 BATH
SCALE: 1/4" = 1'-0"



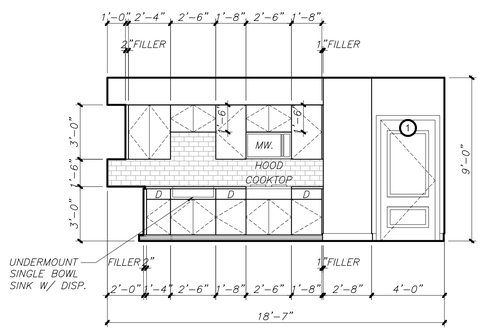
15 BATH
SCALE: 1/4" = 1'-0"



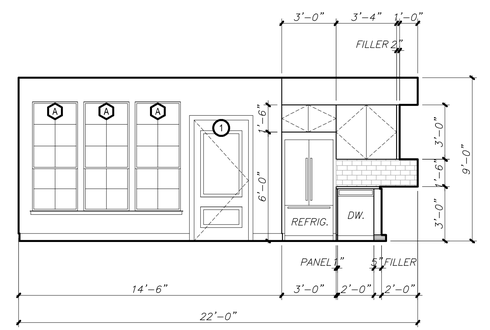
14 KITCHEN
SCALE: 1/4" = 1'-0"



13 KITCHEN
SCALE: 1/4" = 1'-0"



12 KITCHEN
SCALE: 1/4" = 1'-0"



11 LIVING & KITCHEN
SCALE: 1/4" = 1'-0"

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(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

Sheet info:

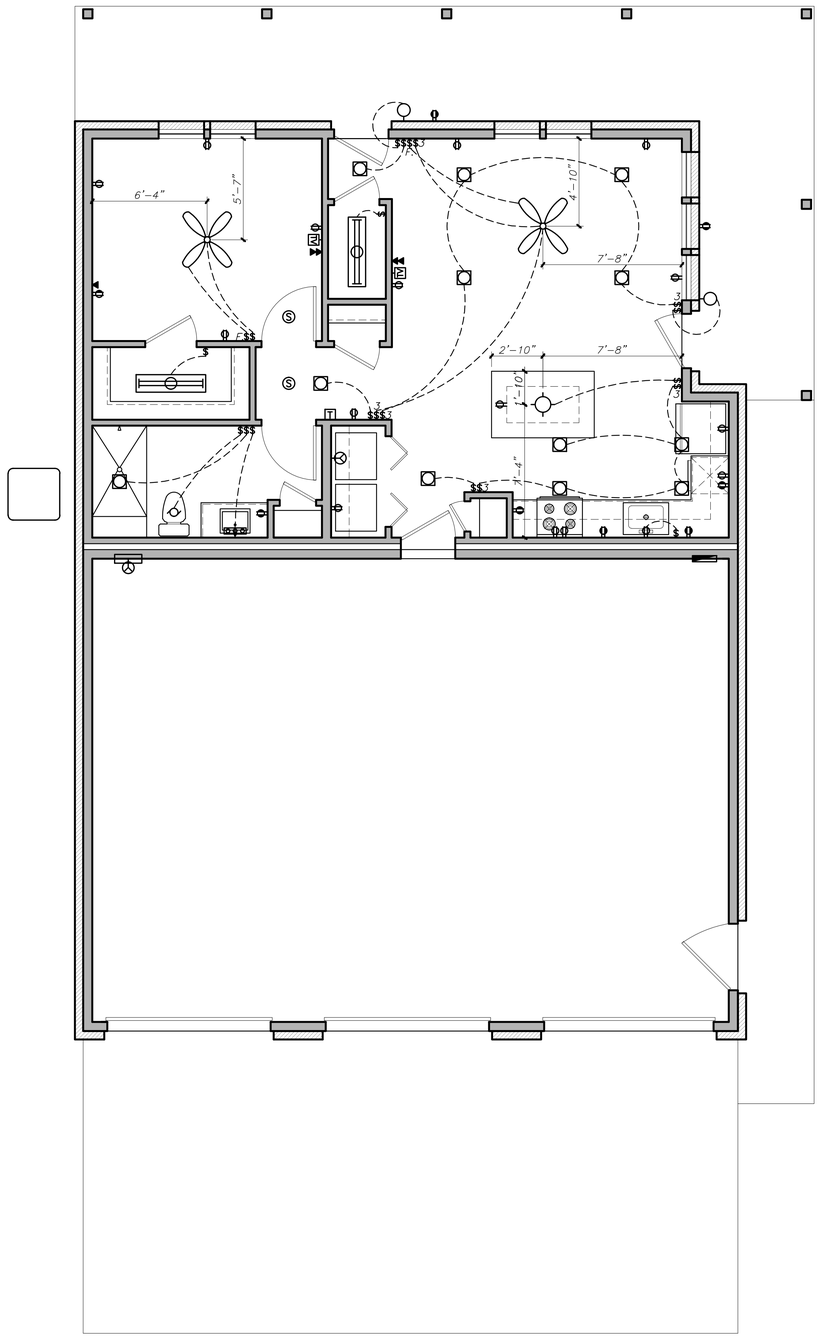
- INTERIOR ELEVATIONS
- DOOR & WINDOW
- SCHEDULES
-

Sheet no.

A-2

ELECTRICAL SYMBOLS

$	SINGLE POLE SWITCH
3$	THREE WAY SWITCH
	110V DUPLEX
	GFI OUTLET
	DOUBLE PHONE RJ-11
TV	TV OUTLET
	220V OUTLET
	WALL MOUNT LIGHT FIXTURE
	CHANDELIER
	RECESSED LIGHT
	3 LIGHT WALL MOUNT FIXTURE
	2 LIGHT FLUORESCENT FIXTURE
	CEILING FAN WITH LIGHTS
	3 LIGHT WALL MOUNT FIXTURE
T	THERMOSTAT
S	SMOKE DETECTOR
	EXHAUST FAN
	ELECTRICAL BOX PANEL
	TANKLESS WATER HEATER
	A.C. CONDENSER



01 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

CNK ARCHITECTS, INC.
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(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION
6250 POOL ROAD, COLLEYVILLE, TX 76034

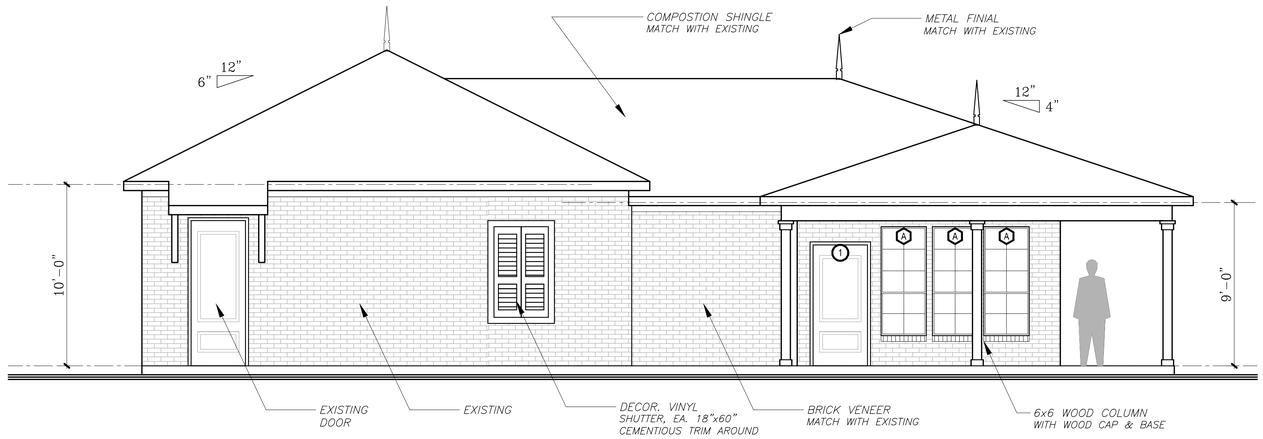
Revisions:

Job no.:

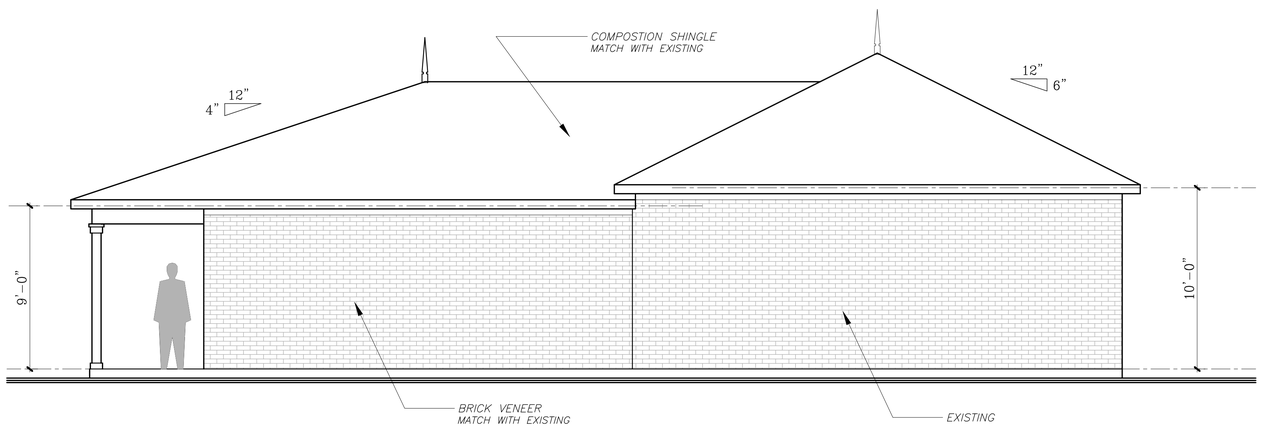
Issue date:

Sheet info:
- ELECTRICAL PLAN
-
-

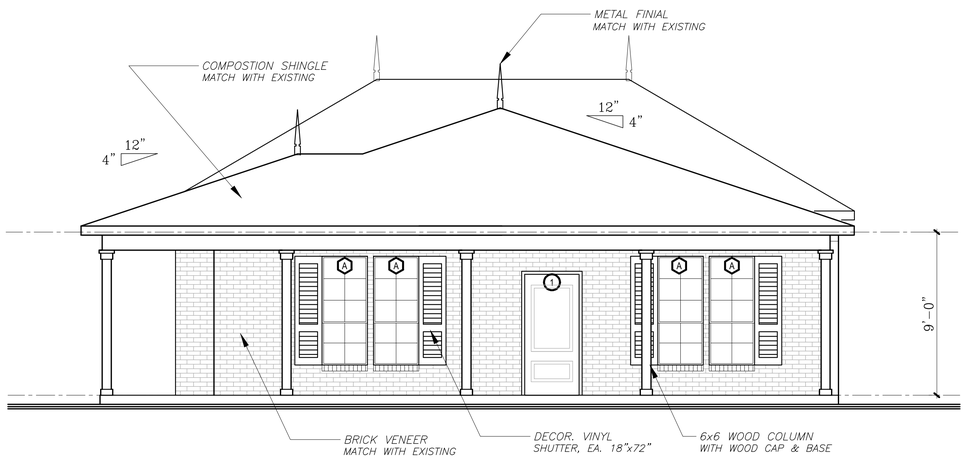
Sheet no.
A-3



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CNK ARCHITECTS, INC.
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POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

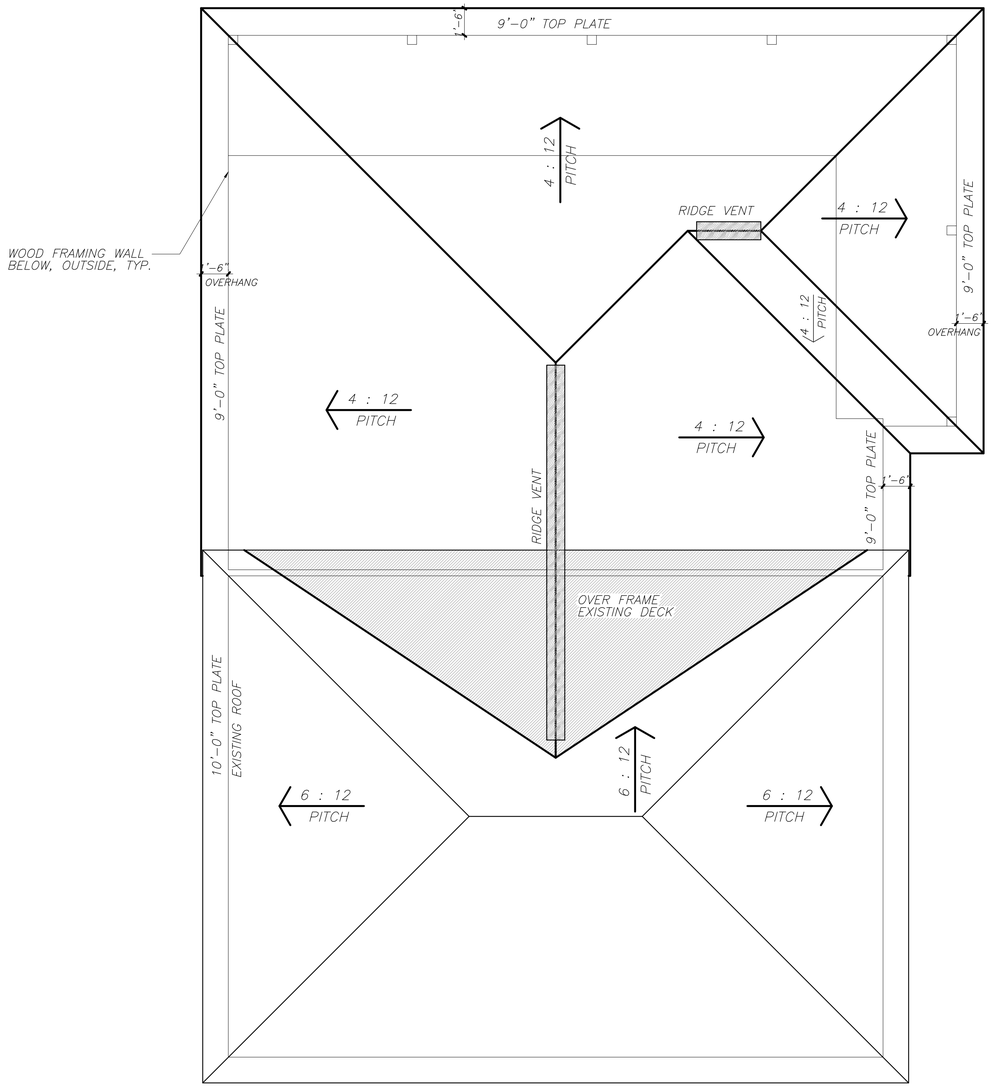
Issue date:

Sheet info:

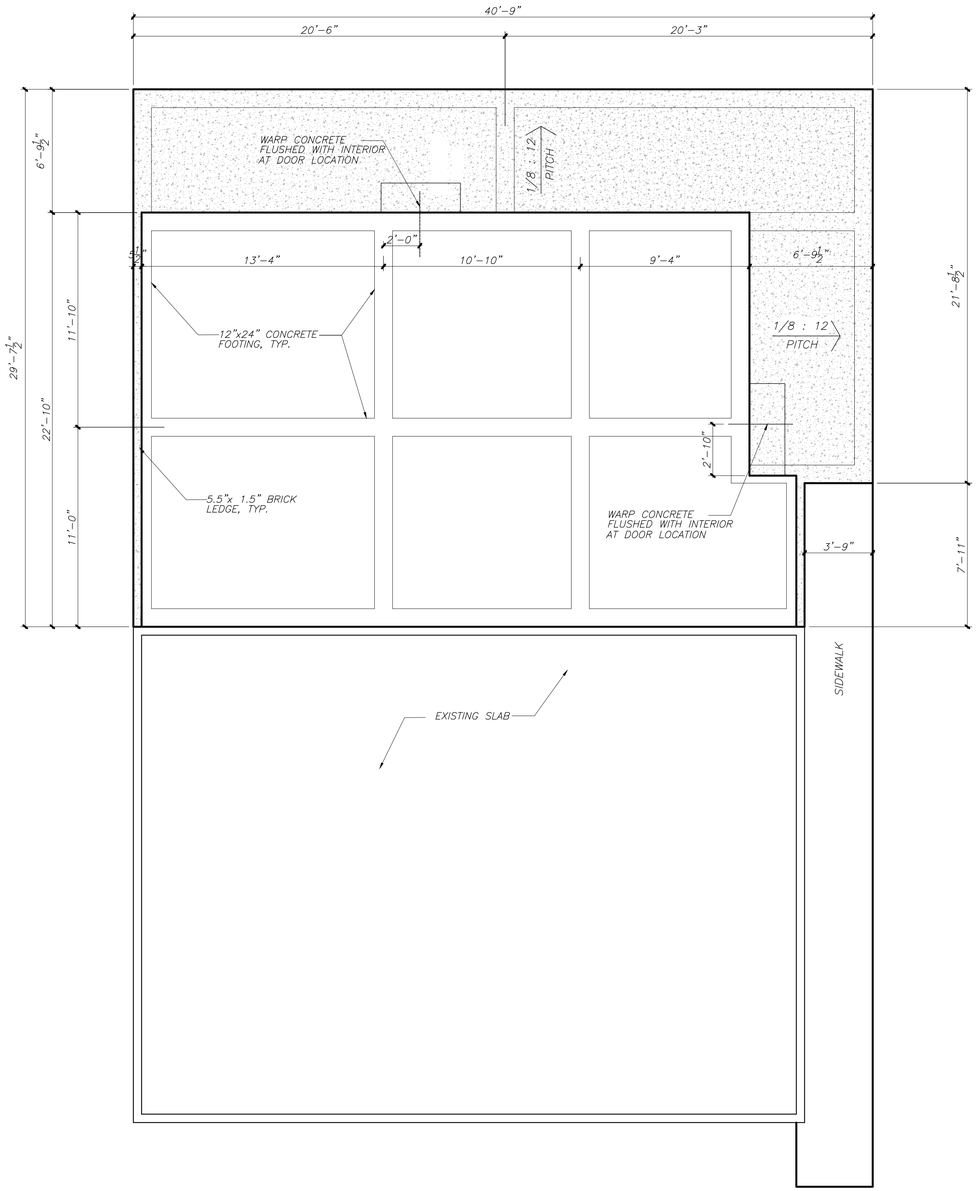
- EXTERIOR ELAVTIONS
-
-

Sheet no.

A-4



01 ROOF PLAN
SCALE: 1/4" = 1'-0"



02 SLAB PLAN
SCALE: 1/4" = 1'-0"

CNK ARCHITECTS, INC.
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088 info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

Issue date:

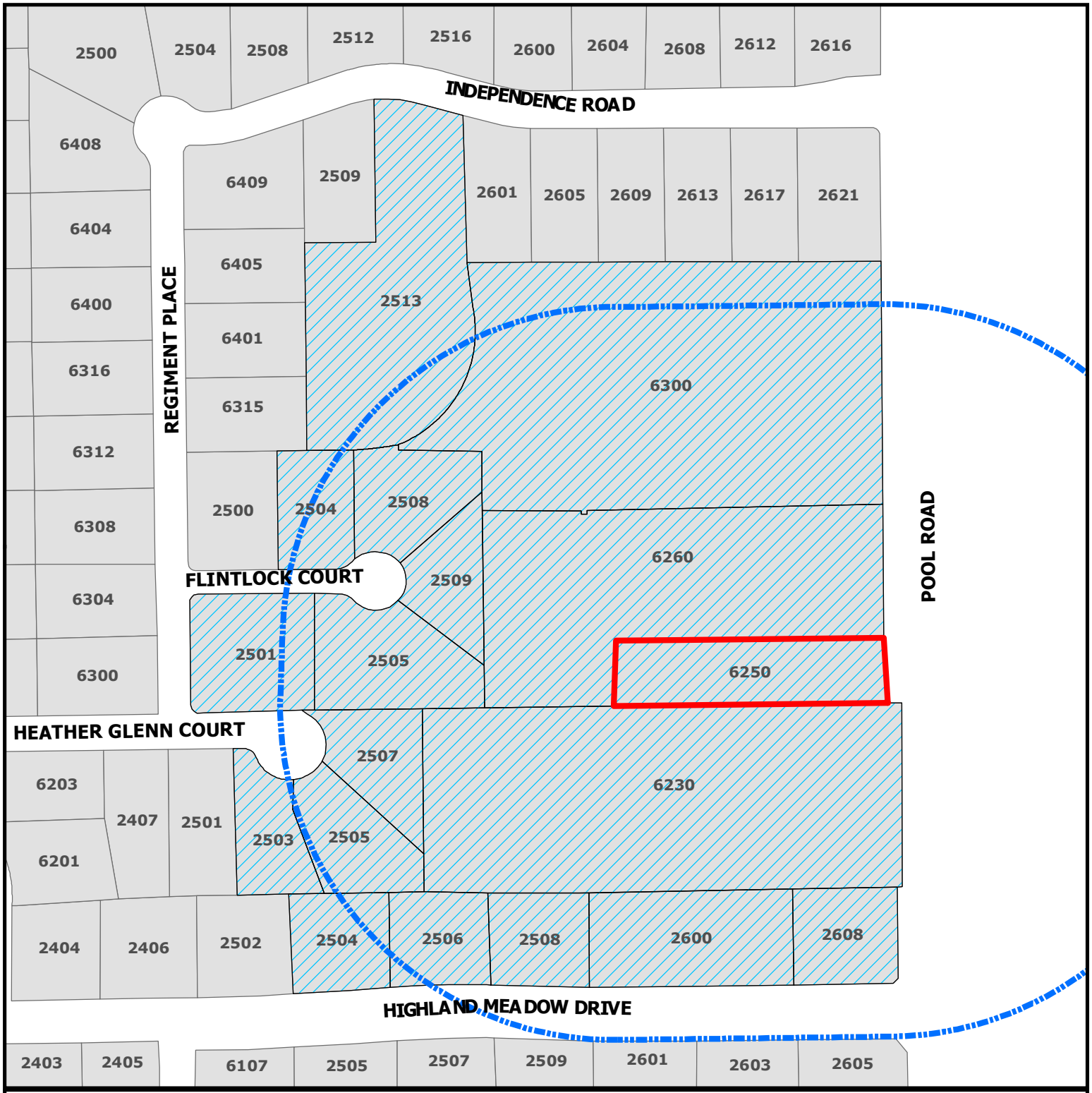
Sheet info:

- ROOF PLAN
- SLAB PLAN
-
-

Sheet no.

A-5

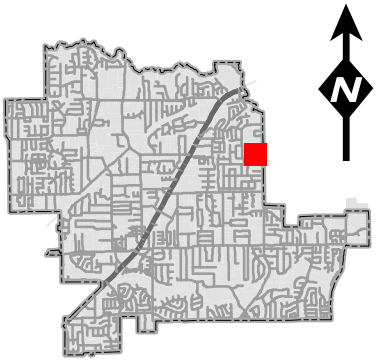
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC21-020

6250 Pool Road



Subject Property

500ft Buffer

Properties within 500ft

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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for an Accessory Dwelling. The purpose of the request is to allow for the addition of a pool house/accessory dwelling to an existing three car garage.
Zoning Case:	ZC21-021
Applicants:	Lance & Anh Bishop
Owners:	Lance & Anh Bishop
Location:	6250 Pool Road
Property Description:	Lot 2R, Block 1, Mockingbird Hill Addition
Present Zoning:	R-20 Single Family and RE Single Family "Estate" Residential

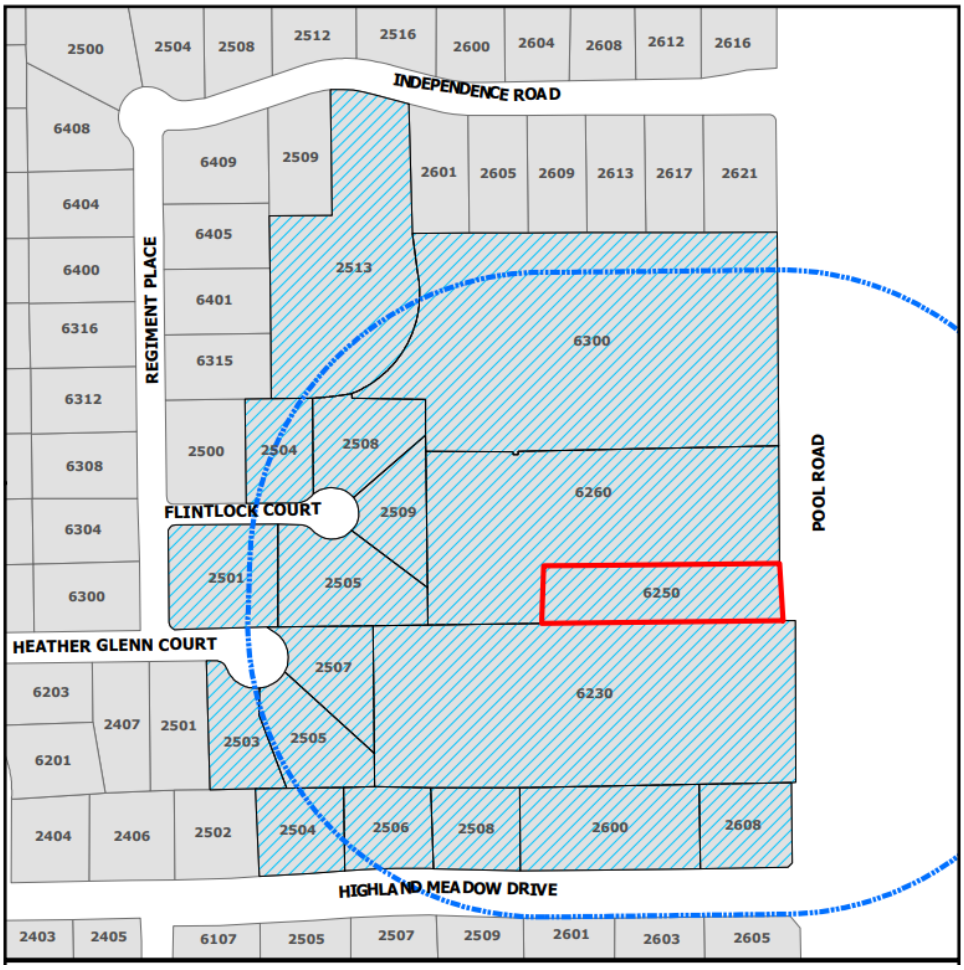
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
DEWAN, MADHUSUDAN	2501 FLINTLOCK CT	COLLEYVILLE, TX
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX
MENEGAY, MOLLY	2509 FLINTLOCK CT	COLLEYVILLE, TX
HEYGOOD, MICHAEL E	2504 FLINTLOCK CT	COLLEYVILLE, TX
ZINGA, MICHAEL	2504 HIGHLAND MEADOW DR	COLLEYVILLE, TX
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX
THOMAS, MATHEW	2507 HEATHER GLEN CT	COLLEYVILLE, TX
DREY AND BRENDA ANTHONY TRUST	2503 HEATHER GLENN CT	COLLEYVILLE, TX
MEREDITH, KAREN	2505 HEATHER GLENN CT	COLLEYVILLE, TX
SANDERS, JOSEPH L	2508 FLINTLOCK CT	COLLEYVILLE, TX
BISHOP, LANCE	6250 POOL RD	COLLEYVILLE, TX
RICHARDSON, MICHAEL	2505 FLINTLOCK CT	COLLEYVILLE, TX
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX
HERITAGE COLONY ADDITION	P.O. Box 1122	COLLEYVILLE, TX
HIGHLAND MEADOWS ADDN	2101 High Gate Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2177

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.39 ACRES, BEING LOT 2R, BLOCK 1, OF THE MOCKINGBIRD HILL ADDITION, LOCATED AT 6250 POOL ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling under Case No. ZC20-029; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling on

1.39 acres, being Lot 2R, Block 1, of the Mockingbird Hill Addition, located at 6250 Pool Road, as depicted on the attached as Exhibit “A”.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the new accessory dwelling 1,166 s.f. (799 s.f. dwelling, 377 s.f. covered porch).

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit “B”.

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit “C”.

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map

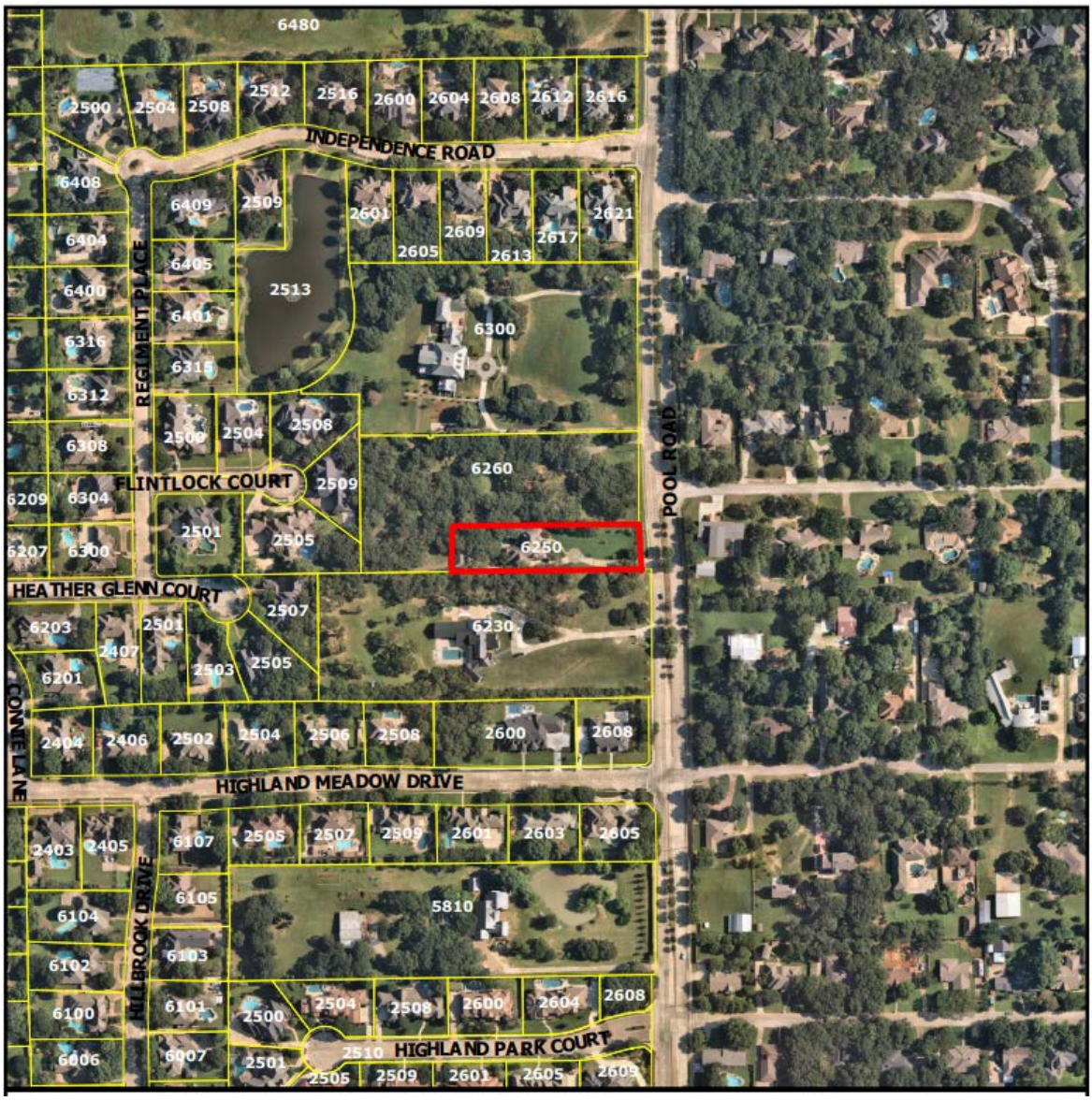


Exhibit “B” – Site Plan

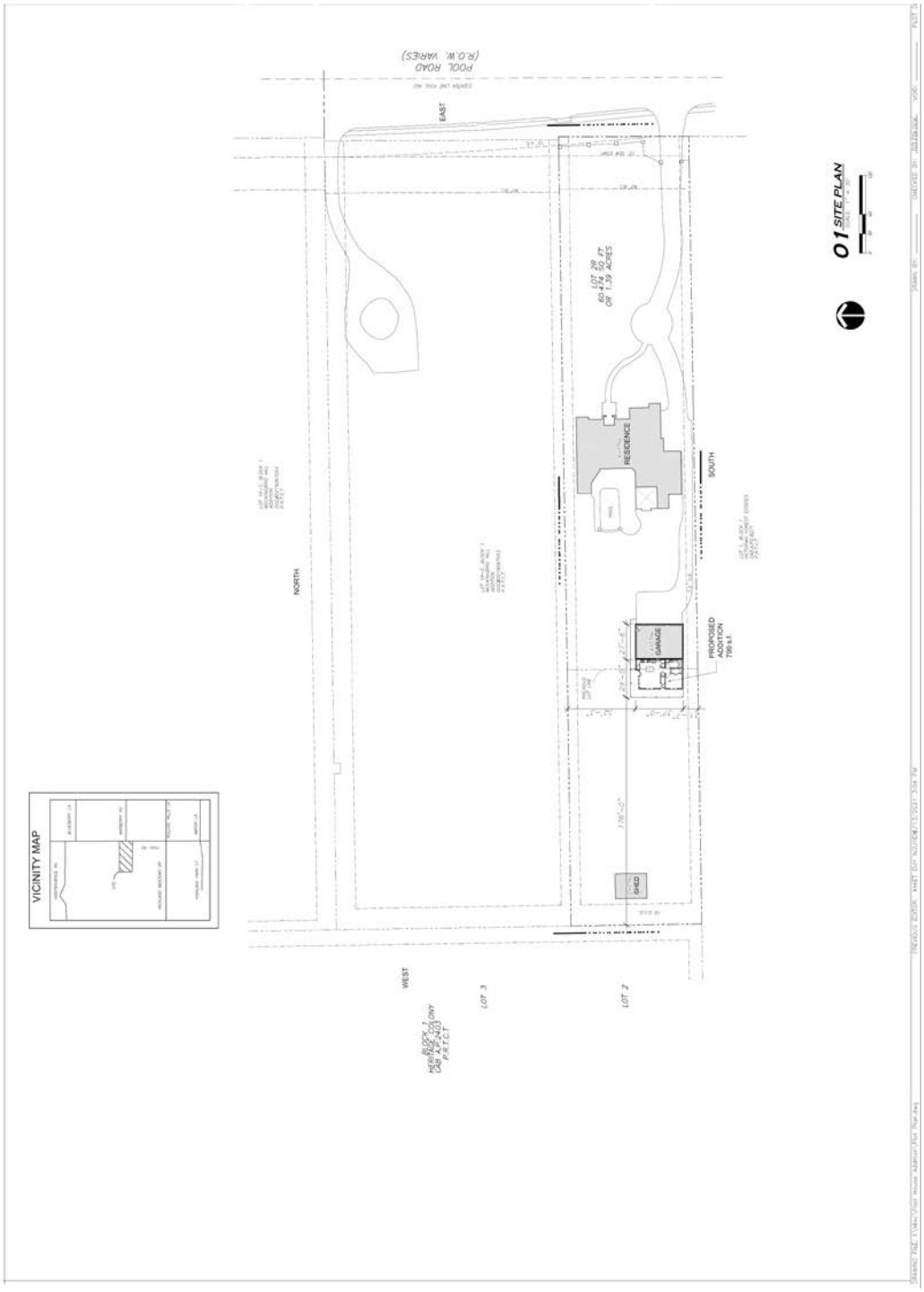
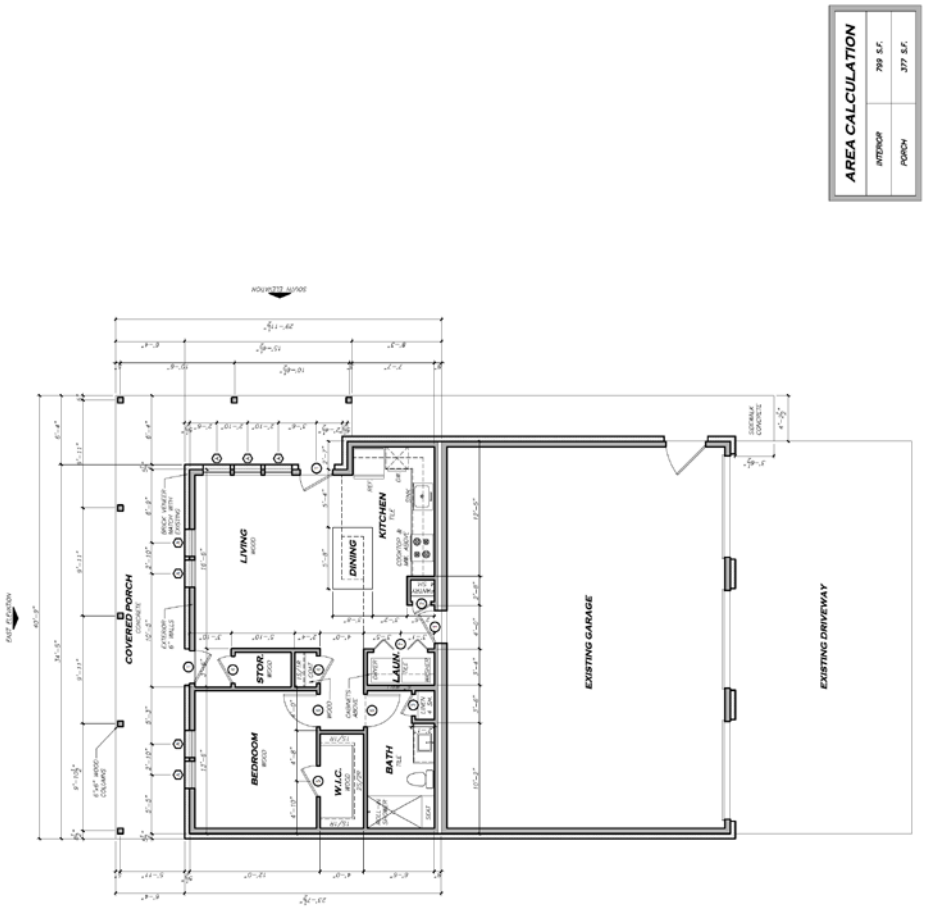
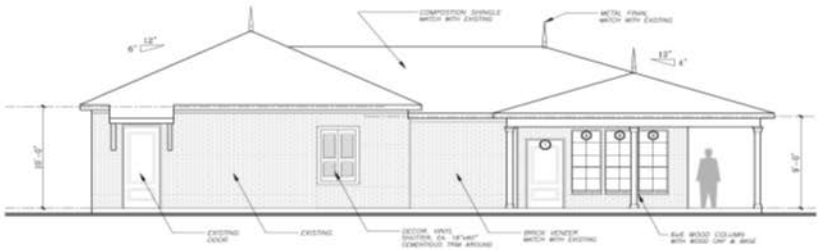
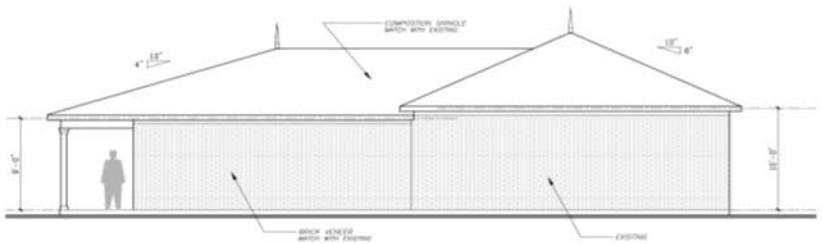


Exhibit “C” – Elevations & Floor Plan

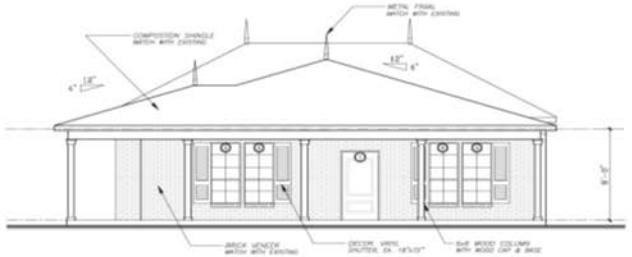




SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5e **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2178
Type Ordinance
Department Community Development

Title

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Garrett Turner, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Mertovest development, being approximately 1.92 acres. The purpose is to amend the PUD-C's ordinance in order to allow for Showrooms, to include a Hot Tub and Sauna Showroom, for a new 3,900 s.f. business. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of an existing inline retail center. This property was approved with Planned Unit Development – Commercial zoning in 2008 allowing for specific uses.

Proposed Amendment:
Request – The applicant requests to change the PUD Ordinance to allow for a new use being "Showrooms, to include Hot Tub and Sauna Showroom" for an existing 3,900 s.f. space in Suite 100.

Analysis: The requested PUD-C amendment is to include an updated use specifically for "Showrooms, to include Hot Tub and Sauna Showroom". The previous ordinance was approved in 2008. The applicant desires for the 3,900 s.f. retail space to allow this use. To change the allowable use list in the PUD-C ordinance requires an amendment to Ordinance O-08-1702.

Plat Status: The property is platted as Lot 1, Block 1, of the Metrovest Addition.

DRC Review: The DRC reviewed the request during their August 23, 2021, meeting and determined the application was complete and may be scheduled for the next

available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north has PUD-C Planned Unit Development – Commercial zoning and has developed with medical office uses. The property to the south is zoned CC-1 Village retail and is improved with retail uses. The property to the east has CC-2 Shopping Center zoning and is improved with an automotive repair use. The property to the east is zoned R-15 Single Family Residential and improved with single-family residential uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property for commercial development as part of the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 13, 2021, meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

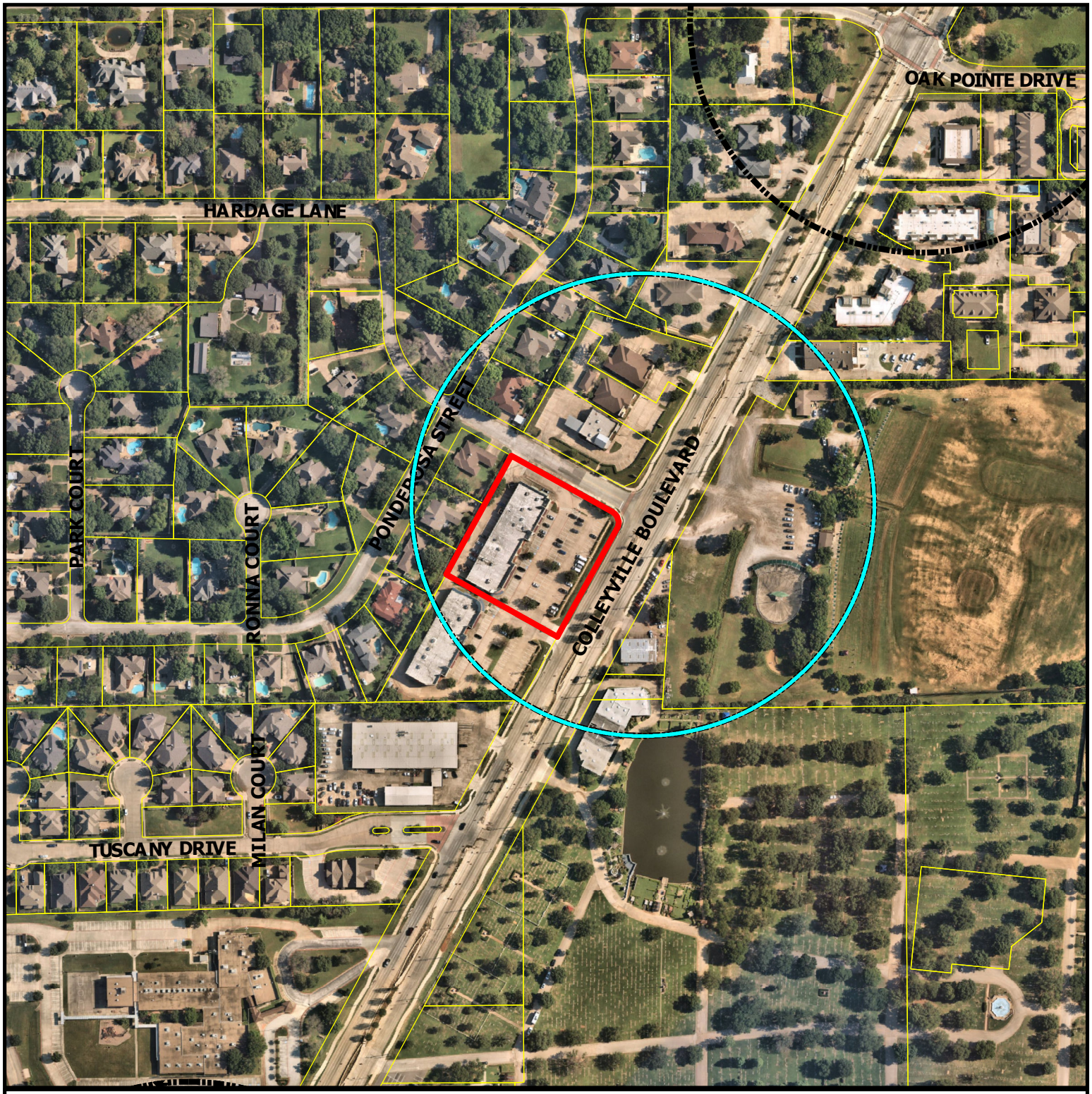
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview
5. Statement of Planning Objectives
6. Ordinances (O-08-1702)
7. Notification Map
8. Notification Letter
9. Notify List

10. Ordinance O-21-2178

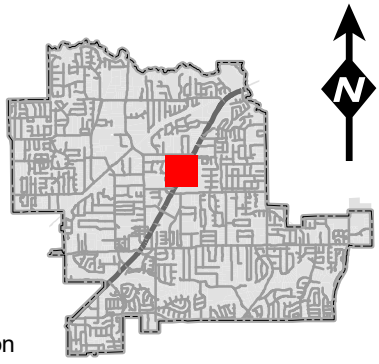
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC21-023

6100 Colleyville Boulevard, Suite 100



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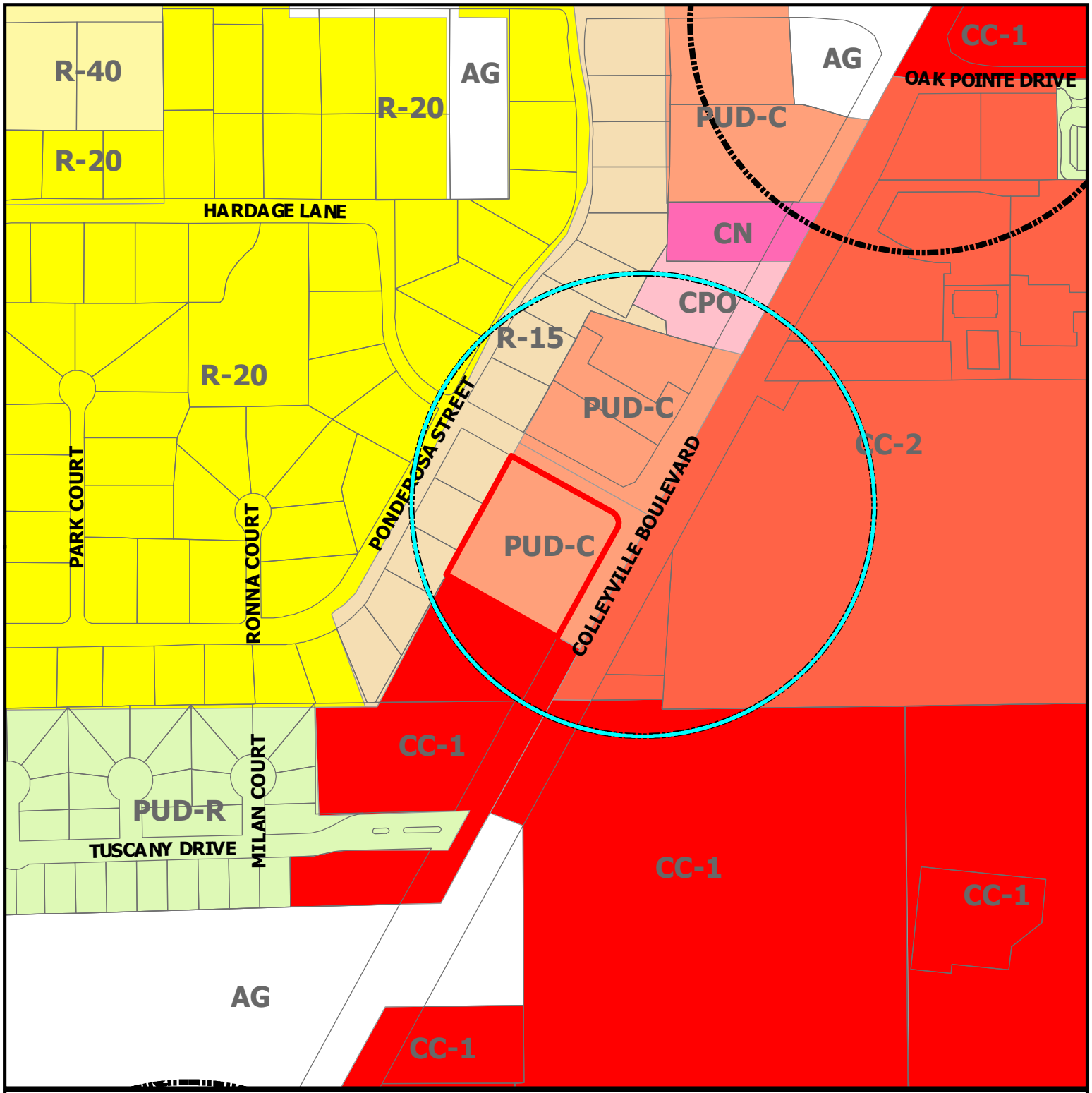
Subject Property

Sales Tax Preferred Intersection

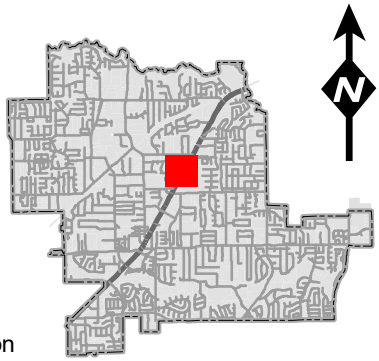
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC21-023

6100 Colleyville Boulevard, Suite 100



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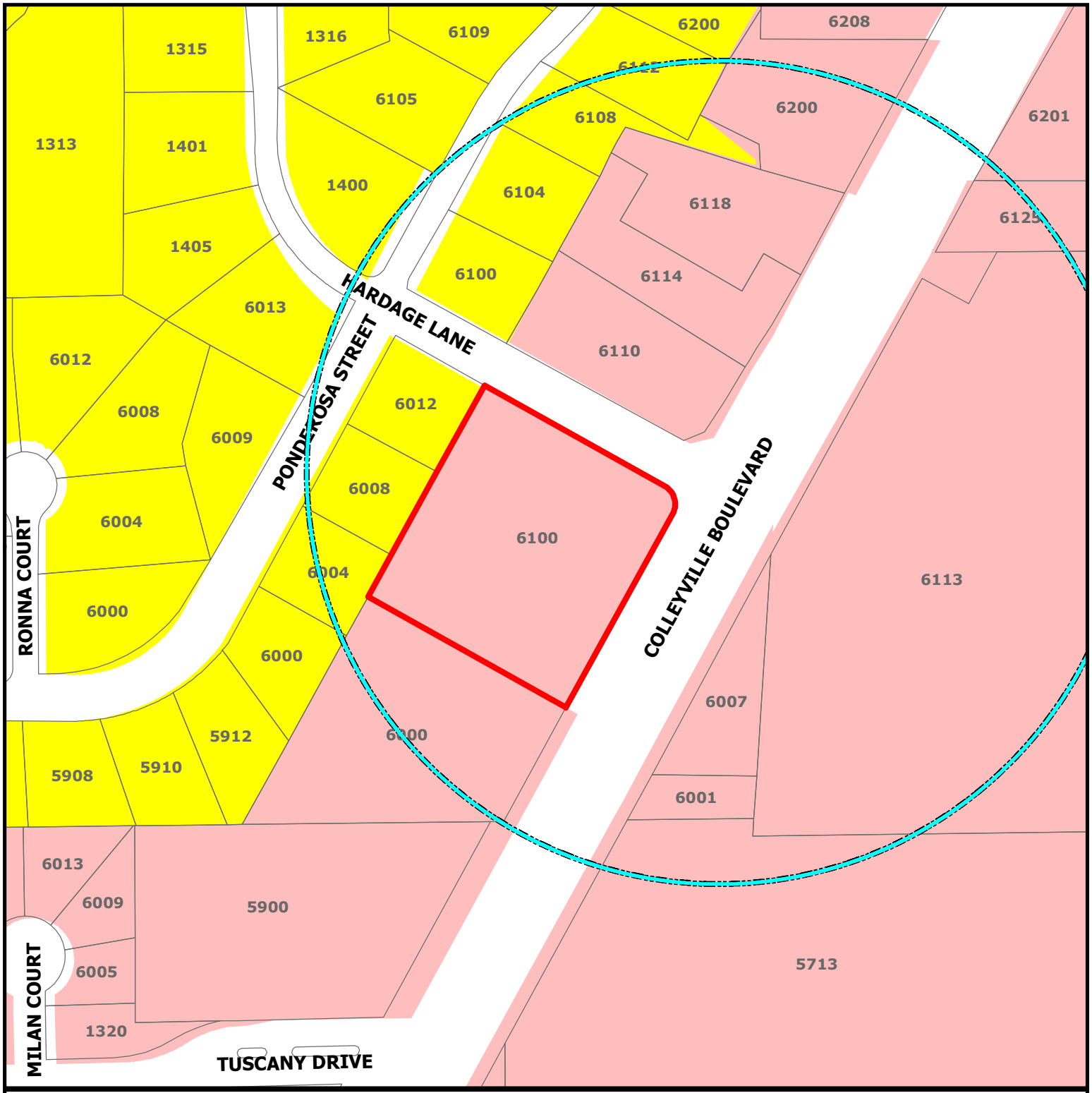
Subject Property

Sales Tax Preferred Intersection

Future Land Use Map

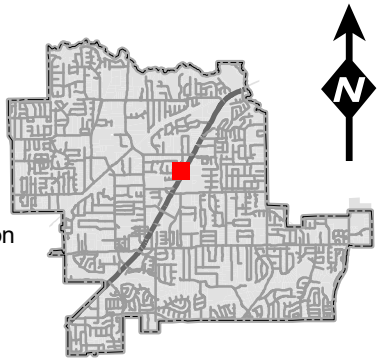


CITY OF COLLEYVILLE TEXAS

ZC21-023

6100 Colleyville Boulevard, Suite 100

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Colleyville Blvd Corridor



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Google
Street View - Mar 2021
COLONIAL
817-632-6200
FOR LE
817-632-620
6100 Col
Colleyvill
Pondero
onnet Hills Funeral

Date: 8/16/21
Applicant: Garrett Turner
Address: 6100 Colleyville Blvd. Suite #100 Colleyville, TX 76034
Type of Zoning Application: PUD Amendment

Re: Statement of Planning Objective

To Whom it May Concern,

We are writing this letter with the request to amend the current PUD restrictions at 6100 Colleyville Blvd. Suite 100 Colleyville, TX 76034 to allow our business to operate at the said property.

Our business, (TNT Spa Movers, Inc DBA: Relax & Retreat Hot Tubs) which was established in 2012 is a family ran business focusing on health and wellness. We sell high end portable hot tubs and saunas and would like to open a new showroom in Colleyville at the address listed above. Since this is our second location in the metroplex, the space will solely be used as a showroom for customers to shop for their hot tub and/or sauna purchases. With respect to the neighboring residents in Colleyville, our primary showroom and warehouse in Plano is where all of our inventory is held and received in addition to where all of our service and delivery teams operate out of.

We think our business would complement some of the already established businesses in the 6100 Colleyville Blvd shopping center since many of them (Callista Wellness, NexGen Fitness, Fusion Whole Body Recovery and Primary Care) already focus on health, wellness, and self-care.

We hope the city and residents take our request into consideration and we're happy to answer any and all questions regarding our operational intentions.

X Garrett Turner

Garrett Turner
Owner - Relax & Retreat Hot Tubs

ORDINANCE O-08-1702

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 1.9 ACRES ON LOT 1, BLOCK 1, METROVEST ADDITION, FROM THE CN-NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. Z-08-023; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in

the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of 1.9 acres on Lot 1, Block 1, Metrovest Addition from the CN-Neighborhood Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The purpose of this PUDC is for retail and office uses.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN

a. The development of this property shall be generally consistent with site plan attached as Exhibit "B"

3. PERMITTED AND PROHIBITED USES

a. The following land uses shall be permitted within the Planned Unit Development:

1. Uses allowed in the CN-Neighborhood Commercial zoning district
2. Antique Stores
3. Apparel and Accessory Stores
4. Arts and Crafts and Hobby Shops
5. Bicycle Shops

6. Books/Stationary/Greeting Card Shops
7. Camera or Music Stores
8. Chiropractic Clinics
9. Dance Studios/Martial Arts Studio
10. Optometrists Office
11. Physician's Office or Dentist's Offices

b. The following land uses shall be prohibited within the Planned Unit Development:

1. Food and/or beverage sales of any kind
2. The sale of any motorized transportation including but not limited to: motorized scooters and bicycles, miniature motorcycles, go-carts and any other motorized apparatus designed to transport a person.

4. HOURS OF OPERATION

a. The hours of operation for all businesses allowed by this ordinance shall be as follows:

Monday - Sunday: 7:00 a.m. – 8:00 p.m.

5. OTHER

a. Any alterations to the layout of the building and/or parking shall adhere to the attached Exhibit "B".
b. Any alterations to building height and articulation, lighting along the rear of the building, dumpster location, screening and landscaping, access to the property and drainage shall require an amendment to this ordinance.
c. This property shall meet all of the requirements of the Land Development Code and Code of Ordinances, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of December 2008.

The second reading and public hearing being conducted on the 16th day of December 2008.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

EXHIBIT "A"- Location and Zoning Map

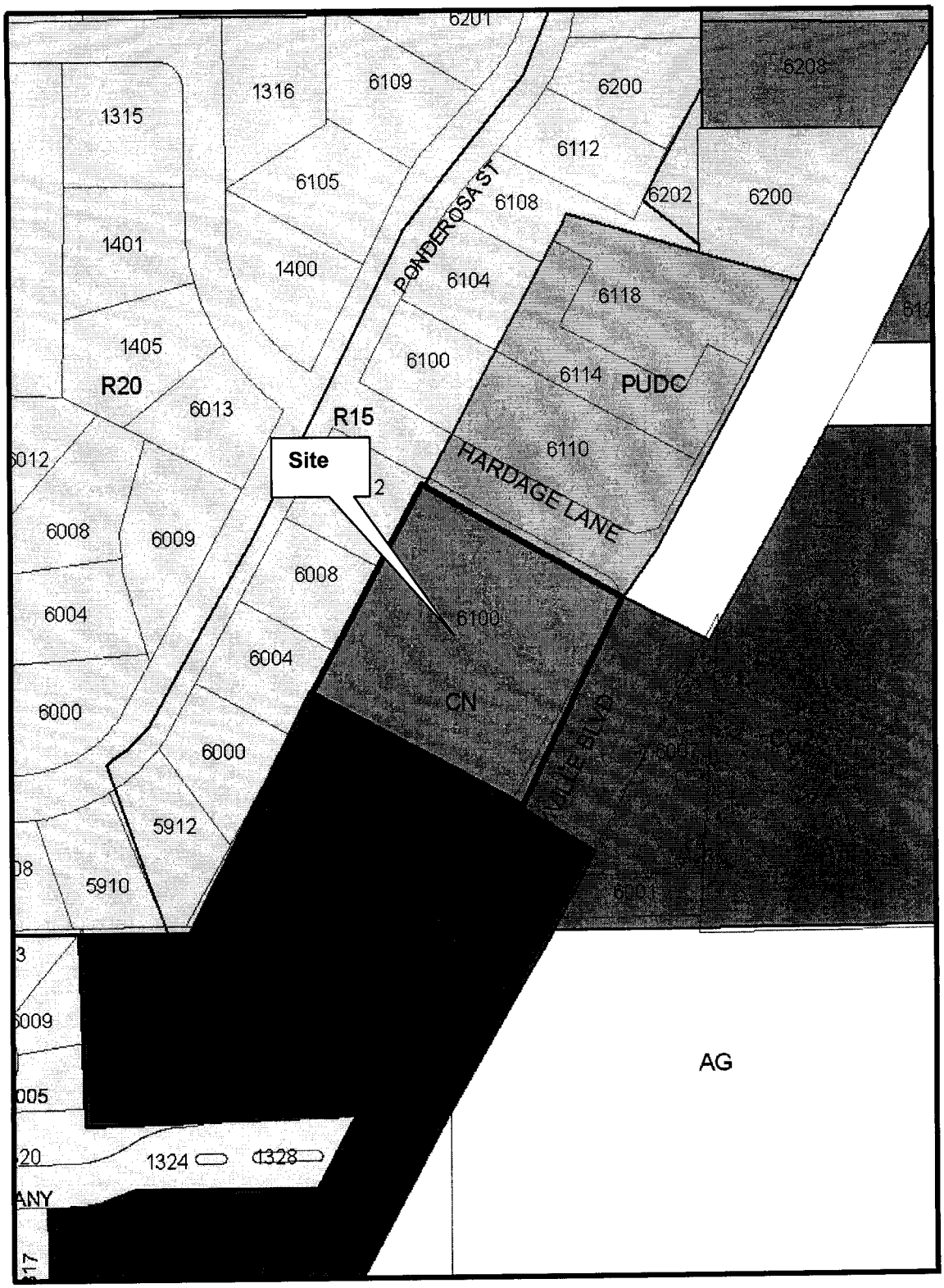
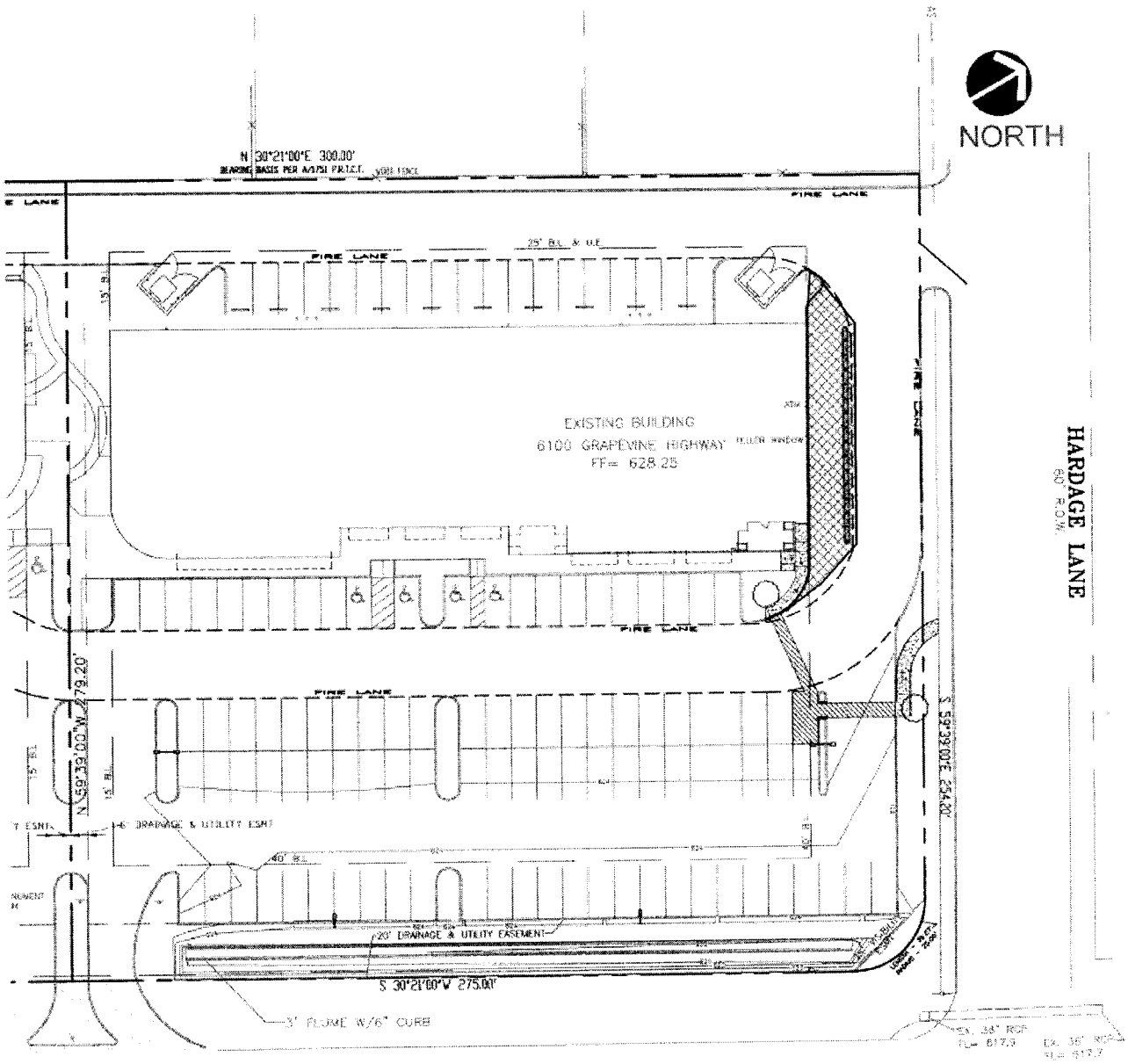
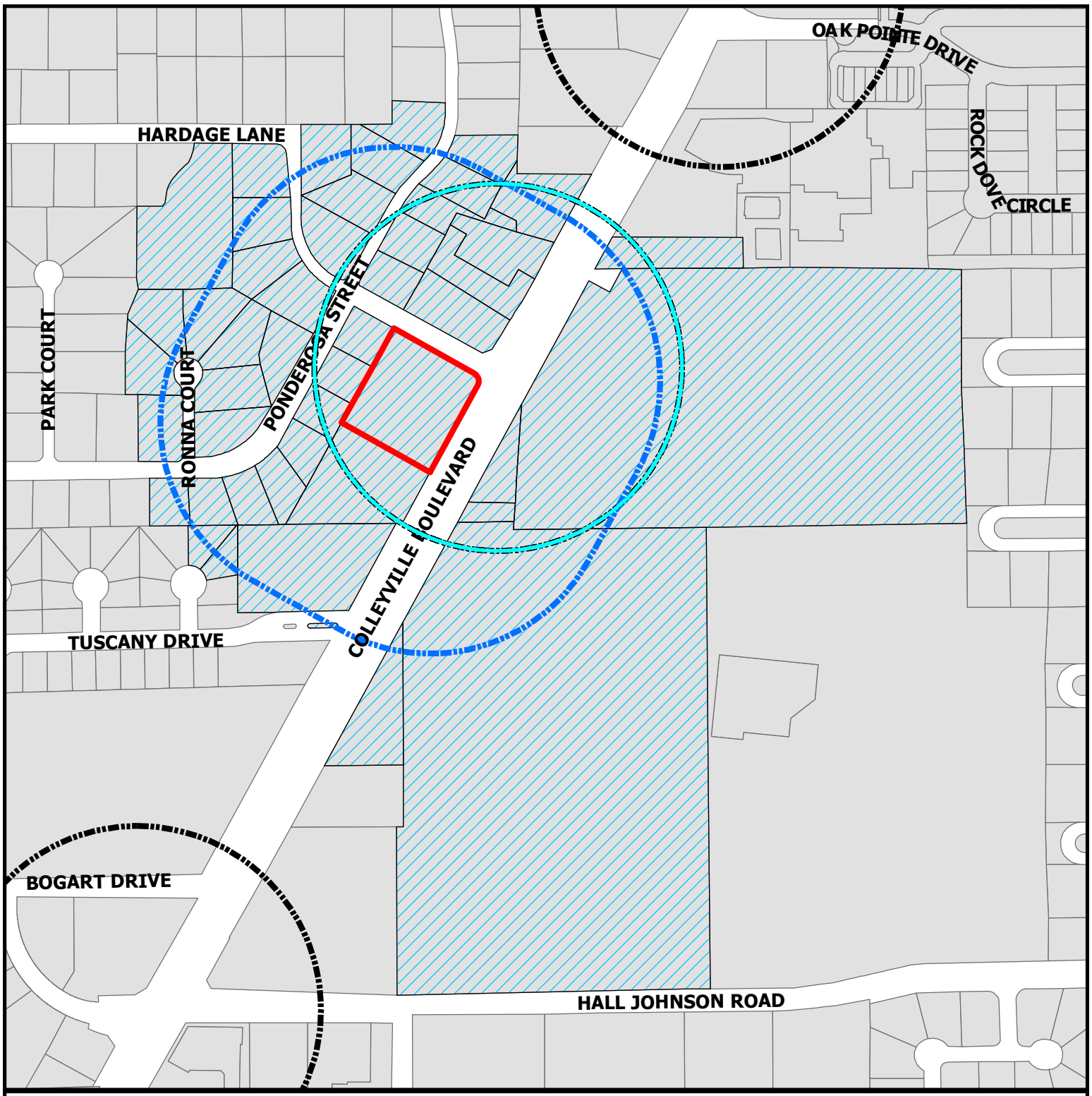


EXHIBIT "B"- Site Plan



Notification Map



CITY OF COLLEYVILLE TEXAS

ZC21-023

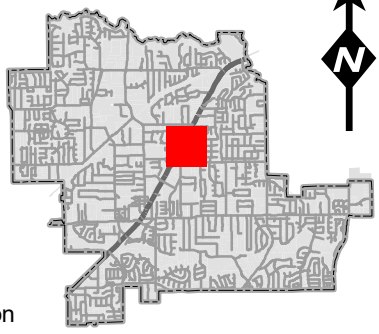
6100 Colleyville Boulevard, Suite 100

Subject Property

500ft Buffer

Properties within 500ft

Sales Tax Preferred Intersection



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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to revise the permitted uses. The request is to revise the previously approved permitted uses to incorporate a Hot Tub and Sauna Showroom.
Zoning Case:	ZC21-023
Applicant:	Garrett Turner
Owner:	Shawn Konda
Location:	6100 Colleyville Boulevard, Suite 100
Property Description:	Lot 1, Block 1, Metrovest Addition
Present Zoning:	Planned Unit Development-Commercial

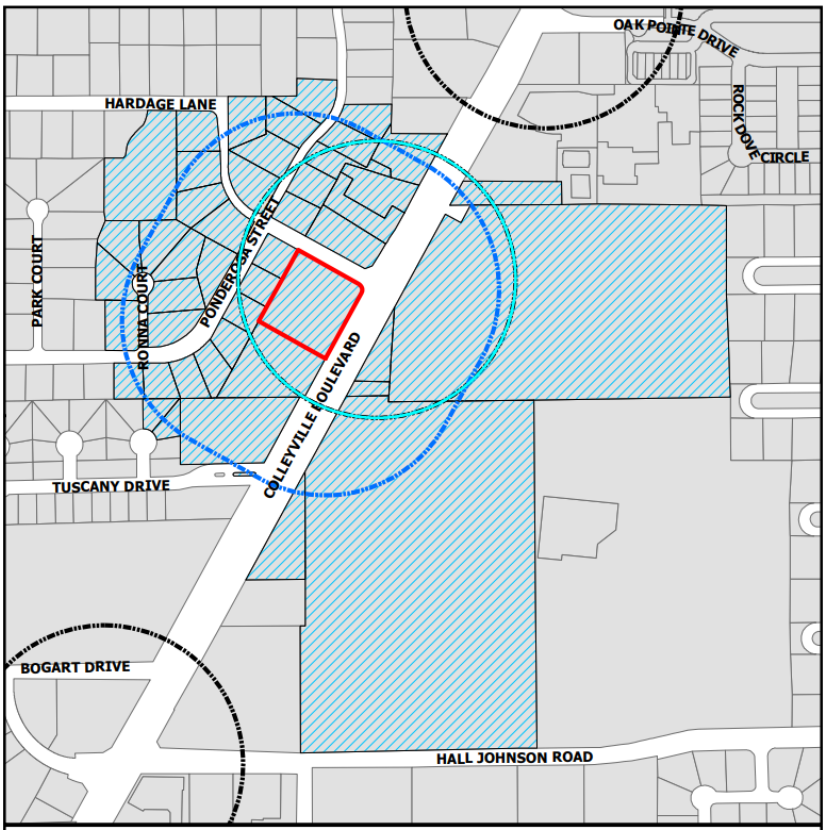
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
CONDON, JACK L	6100 PONDEROSA ST	COLLEYVILLE, TX
HEDGCOTH, ERNEST	6012 PONDEROSA ST	COLLEYVILLE, TX
FOLKES, JAMES	6200 PONDEROSA ST	COLLEYVILLE, TX
CLAFFEY, BRIAN P	6201 PONDEROSA ST	COLLEYVILLE, TX
ROLLINS, DONALD E	6004 RONNA CT	COLLEYVILLE, TX
FIELDS, JAY	6013 MILAN CT	COLLEYVILLE, TX
JUNG, JOSHUA D	1401 HARDAGE LN	COLLEYVILLE, TX
ELMER AUTOMOTIVE LLC	6007 COLLEYVILLE BLVD	COLLEYVILLE, TX
ALLEN, DANA ELIZABETH	1405 HARDAGE LN	COLLEYVILLE, TX
WILSON, RAMONA T	1315 HARDAGE LN	COLLEYVILLE, TX
ARANA, WANDA TRUSTEE	36 ARANA CIR	SAUSALITO, CA
SLIGAR, TRACY	6004 PONDEROSA ST	COLLEYVILLE, TX
MOORE, RACHEL	6108 PONDEROSA ST	COLLEYVILLE, TX
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX
SIMS, JANIS DAVIS	6009 PONDEROSA ST	COLLEYVILLE, TX
GOSSETT, LELTON	1400 HARDAGE LN	COLLEYVILLE, TX
SMITH, TIMOTHY	6012 RONNA CT	COLLEYVILLE, TX
COLLEYVILLE COMMERICAL PROP	1468 SANDHILL CT	ROANOKE, TX
SINGLETON, GARY D	6000 RONNA CT	COLLEYVILLE, TX
BEAUDETTE, MICHAEL	5906 PONDEROSA ST	COLLEYVILLE, TX
GIRAS, JOSEPH	6104 PONDEROSA ST	COLLEYVILLE, TX
WHEAT, DONNIE M	5908 PONDEROSA ST	COLLEYVILLE, TX
PROCO HOLDINGS INC	PO BOX 206	COLLEYVILLE, TX
GORGI, NAGY	6000 PONDEROSA ST	COLLEYVILLE, TX
BINKLEY, PATRICIA	5907 PONDEROSA ST	COLLEYVILLE, TX
RIDDLE FAMILY REVOCABLE LIVIN	5912 PONDEROSA ST	COLLEYVILLE, TX
HERKES, JASON	6009 RONNA CT	COLLEYVILLE, TX
BLUE BONNET HILLS	PO BOX 130548	HOUSTON, TX
HILL, STEVEN W	6105 PONDEROSA ST	COLLEYVILLE, TX
BRUTON, KAREN LYNN	6112 PONDEROSA ST	COLLEYVILLE, TX
MOMENTUM USA RE VENTURES DELAW	10950 S PIPELINE RD BLDG 1	EULESS, TX
G & J BRILLHART INC	817 S JEFFERSON ST	PERRYTON, TX
MCDERMOTT, KATHERINE	6109 PONDEROSA ST	COLLEYVILLE, TX
MOSES, GEORGE	6008 RONNA CT	COLLEYVILLE, TX
VAN BUSKIRK PROPERTIES LLC	107 BELMONT PLACE CIR	SOUTHLAKE, TX
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA
MICHAEL F OLSON S.T.D., BISHOP	800 W LOOP 820 S	FORT WORTH, TX
POWELL, WATSON O	6013 RONNA CT	COLLEYVILLE, TX
GRIFFITH, JIMMY C	1313 HARDAGE LN	COLLEYVILLE, TX
BEVER, JOSHUA	6008 PONDEROSA ST	COLLEYVILLE, TX
SMITH, DUSTIN	6009 MILAN CT	COLLEYVILLE, TX
CLARK, CHAD	5910 PONDEROSA	COLLEYVILLE, TX
MOORE, BOBBY FAMILY LTD PRTN	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX
MOMENTUM USA RE VENTURES DELAW	10950 S PIPELINE RD BLDG 1	EULESS, TX
THE BEDWELL FAMILY TRUST	1316 HARDAGE LN	COLLEYVILLE, TX
PULLEN, CHRISTOPHER	6013 PONDEROSA ST	COLLEYVILLE, TX
TUSCANY-COLLEYVILLE	1217 Tuscany Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-2178

AMENDING ORDINANCE O-08-1702 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-08-1702 on December 16, 2008, to grant a rezoning request from the CN – Neighborhood Commercial district to the PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, Metrovest Addition on 1.9 acres located at 6100 Colleyville Boulevard, under Case ZC-08-023; and

WHEREAS, the applicant has requested an amendment to Ordinance O-08- 1702 to amend Section 3.a. to allow for "Showrooms, to include hot tub and sauna showroom" as a permitted use; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6100 Colleyville Boulevard Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. <u>General</u>

a. The following amendments to Ordinance O-08-1702 are hereby authorized:

i. Section 3.a. of Ordinance O-08-1702 is hereby amended to allow for "Showrooms, to include hot tub and sauna showroom" as a permitted use.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map

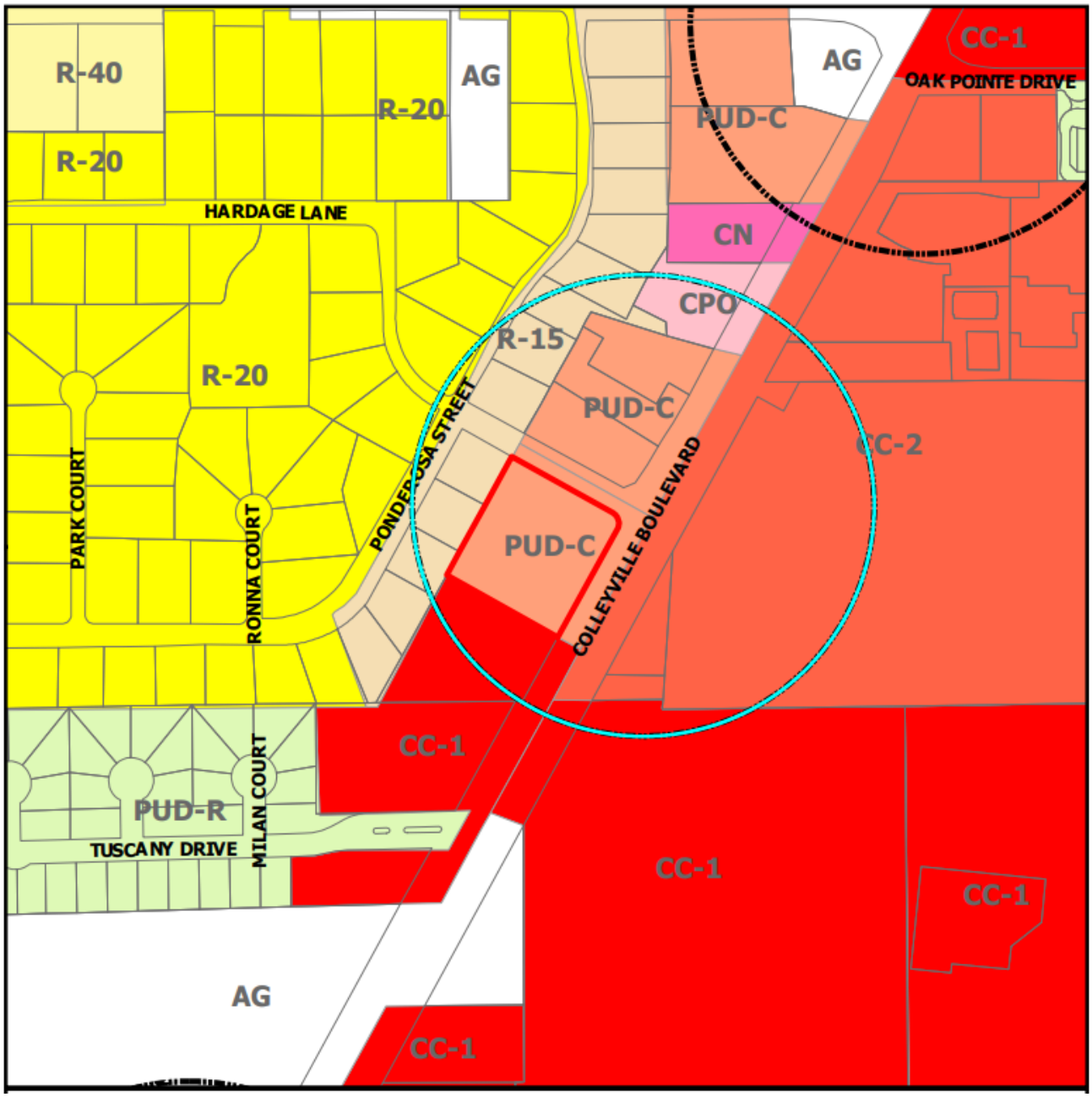


Exhibit “B”- Ordinance Amendment

3. PERMITTED AND PROHIBITED USES
    a. The following land uses shall be permitted within the Planned Unit Development:
        1. Uses allowed in the CN-Neighborhood Commercial zoning district
        2. Antique Stores
        3. Apparel and Accessory Stores
        4. Arts and Crafts and Hobby Shops
        5. Bicycle Shops
        6. Books/Stationary/Greeting Card Shops
        7. Camera or Music Stores
        8. Chiropractic Clinics
        9. Dance Studios/Martial Arts Studio
        10. Optometrists Office
        11. Physician's Office or Dentist's Offices
        12. Showrooms, to include Hot Tub and Sauna Showroom

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5f **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2179
Type Ordinance
Department Community Development

Title

Adopting the 2018 International Building Code, 2018 International Residential Code, 2018 International Energy Conservation Code, and the 2020 National Electric Code; and adopting the NCTCOG's respective regional amendments

Strategic Plan

4.3 Adopt best-practice planning and development processes

Explanation

First Reading and Public Hearing

Request: Several City departments, primarily Community Development and Fire, are proposing it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

Explanation: The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code. The codes are updated every three years. Since 1991, Colleyville has adopted new codes three times with the 1991, 2003, and 2012 editions. The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Purpose: The primary reasons for adopting the 2018 I-Codes include maintaining the City's approval rating with the Insurance Services Office, providing sustainability of the built environment, and promotion of health, safety, and welfare of the general public.

Analysis: A code adoption steering committee met in March to coordinate strategies for the implementation and advocacy of adopting the updated codes. The committee affirmed the necessity and the responsibility to Colleyville businesses and homeowners to advocate for progressive action through responsible code adoption. The consensus of the committee was to proceed with adopting the 2018 I-Codes along with the regional amendments.

At the April 6, 2021, Council Worksession, the desire from the council was for a staff review committee to go through the code books to identify any problematic changes.

This committee consisted of the following staff members: Jerry Ducay, Mark Wood, Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book referenced above were reviewed. A list of code changes that caught the committee's attention was prepared and included for review. However, the committee is proposing no changes.

Background: Of interest are the code changes between editions, which are voluminous and mostly benign. Most changes involve edits to definitions, phrases, or added sentences. Substantial code changes are few, vetted by code development committees, and voted on by International Code Council members that include code officials, manufacturers, home builders, contractors, and other construction industry officials.

The 2018 I-Codes have been published for three years now and have been adopted by area cities including Bedford, Flower Mound, Keller, North Richland Hills, Southlake, and Roanoke. Other north Texas cities that have already adopted the 2018's include Allen, Addison, Frisco, Benbrook, The Colony, Mansfield, Garland, Celina, Plano, University Park, Lewisville, Carrollton, Farmers Branch, and others.

The 2018 I-Codes have already been vetted by all of the municipalities listed above as there has not been any controversial issues brought forth during regular meetings over the years with north Texas building officials or inspectors. Contractors who work in Colleyville may have already done projects under the 2018 I-Codes in other cities, so the impact to Colleyville homeowners and businesses should be negligible overall. The codes are vetted every three years by advisory boards consisting of code officials, homebuilders, third party raters, manufacturers, and construction industry reps who review the code changes and vote to retain or amend the revisions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Building Code Committee Review Summary - 09.13.2021
2. 2018 I-Code Changes - Summary
3. Ordinance 21-2179

IBC 2015p

Part 1. **Administration**

P2. Exempt residential accessory structure- accessory structures that are 3 stories or less can follow residential code.

P4. Change of use or occupancy- A change in a building's use, or a portion of a building's use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building official.

P6. Definition of Horizontal Exit-The definition of "horizontal exit" now focuses on the compartmentalization aspect of using a horizontal exit, rather than on the path of egress travel while still maintaining the safety of the exit.

P7. Definition of Platform- By definition, horizontal sliding curtains are now specifically permitted on a raised performance area regulated as a platform. (NOT A STAGE)

p8. Definition of private garage- Motor vehicles stored in a "private garage" are now limited through a new definition to only those vehicles used by tenants of the building or buildings on the same premises as the garage

p9. Definition of Treated wood-The definition of "treated wood" has been revised to clarify that approved treatment methods by other than pressure are acceptable.

Part 2. **Building Planning**

P12. Food Processing Facilities and Commercial Kitchens - Small food processing establishments and commercial Kitchens not associated with dining facilities are now considered as Group B occupancies. Cannot exceed 2500 Sqft

P 14. Training and Skill Development Facilities- The Group B classification for training and skill development uses has been clarified to address the ages of the occupants using the facility, the occupant load limitation where the facility is used for assembly purposes, and the types of permitted uses.

P 16. Food Processing Facilities and Commercial Kitchens- A classification of Group F-1 is now applied only to larger-sized food processing facilities and commercial kitchens not associated with dining facilities. 2500 sqft and above (ref. p12)

P 18 -20 . Group I-1 Occupancy Classification- The uses permitted in a Group I-1 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance if responding to a fire orother emergency situation.

P 20. Group I-2 Occupancy Classification- Two basic conditions of Group I-2 medical care uses that have previously been regulated together as a single category have been created, dividing the classification into short-term care facilities, such as hospitals, and long-term care facilities, such as nursing homes.

P 22. Group R-3 Lodging Houses- Lodging houses are now specifically defined in Chapter 2 and are typically permitted to be constructed in accordance with the International Residential Code (IRC) if they contain no more than five guest rooms. ? do we want to require less than 5 guest rooms to be commercial classification making process more challenging.

P 24. Group R-4 Occupancy Classification- The uses permitted in a Group R-4 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance while responding to a fire or other emergency situation.

P 26. Classification of Accessory Storage Spaces- Storage rooms less than 100 square feet in floor area are not to be classified as Group S, but rather as the same occupancy as the portion of the building to which they are accessory.

P 27. Exception Items 3 and 5 Applicability of High-Rise Provisions- Clarified code text now indicates that Group H-1 occupancies, as well as several specified types of Group H-2 and H-3 occupancies, are not required to comply with the high-rise provisions.

P 29. Exception Atrium Smoke Control in Group I Occupancies- Smoke control is now required in atriums in Group I-2 occupancies, as well as those in Group I-1 occupancies classified as Condition 2, that connect two stories.

P 30. Egress Travel through an Atrium- The three distinct travel distance conditions that could potentially occur for areas open to an atrium are now each addressed individually in order to clarify their application. Pages 29-30 apply to egress and ingress of atriums of 200 ft or more

P 31. Private Garage Floor-Area Limitation- A Group U private garage is now limited to a maximum floor area of 1000 square feet; however, multiple Group U private garages are permitted in the same building where they are compartmentalized by minimum 1-hour fire separations.

P 33. Private Parking Garage Ceiling Height- The allowance for a 7-foot ceiling height previously permitted for public garages has now been extended to private garages and carports.

P 34. Group I-2 Shared Living Spaces- Shared living spaces, group meeting areas, and multipurpose therapeutic spaces are now permitted to be open to corridors in Group I-2, Condition 1 nursing homes provided five specific conditions are met.

P 36. Group I-2 Cooking Facilities- A room or space containing a cooking facility with domestic cooking appliances is now permitted to be open to the corridor in a Group I-2, Condition 1 nursing home provided 13 specific conditions are met.

P 39. Maximum Size of Group I-2 Smoke Compartments-The maximum allowable smoke compartment size for Group I-2, Condition 2 hospitals and similar occupancies has been increased to 40,000 square feet.

P 41. Horizontal Sliding Doors at Stage Proscenium Opening-An additional method of stage proscenium opening protection has now been provided that permits the use of horizontal sliding doors having a minimum fire protection rating of 1 hour.

P 43. Travel Distance in Aircraft Manufacturing Facilities-The travel distance allowances for aircraft manufacturing facilities have been significantly increased based upon a combination of the manufacturing area's height and floor area.

P 45. Storm Shelters Serving Critical Emergency Operations Facilities-The construction of complying storm shelters is now required in critical emergency operations facilities where such facilities are located in geographical areas where the shelter design wind speed for tornadoes is at its highest.

P 47. Storm Shelters Serving Group E Occupancies - Storm shelters are now required in Group E occupancies located in those areas of the United States where the shelter design wind speed for tornadoes is at its highest. (additional buildings, expansion of foot print)

P 49. General Building Height and Area Limitations-The provisions regulating building height and area limitations have been extensively revised with no change in technical application in order to provide an increased degree of user-friendliness and technical consistency.

P 51. Building Height and Number of Stories - In order to increase the degree of user-friendliness of the process by which the allowable building height provisions are determined, Table 503 has now been reformatted as Tables 504.3 (allowable height in feet) and 504.4 (allowable number of stories above grade plane), and any applicable sprinkler increase has been incorporated directly into the new tables.

P 53. 505.2.3, Exception 2 Mezzanine Openness-Direct access to at least one exit at the mezzanine level is no longer required for those enclosed mezzanines regulated by Exception 2 of Section 505.2.3.

P 55. Table 506.2 Building Area-In order to increase the degree of user-friendliness of the process by which the allowable building area provisions are determined, Table 503 has now been reformatted as new Table 506.2 (Allowable area factor in square feet), and any applicable sprinkler increase has been incorporated directly into the new table.

P 57. 507.1 Basements in Unlimited Area Buildings Unlimited area- The allowance of a single-story basement in unlimited area buildings has now been clarified.

P 58. 507.9 Group H-5 in Unlimited Area Buildings-Group H-5 buildings are now permitted to be unlimited in area under the special provisions of Section 507.

P 60. Table 509 Fire Protection from Incidental Uses-A more detailed analysis of various support spaces within a healthcare or ambulatory care facility is now possible due to modifications to Table 509 regulating incidental uses.

P 64. 510.2 Horizontal Building Separation-In the special provisions of Section 510.2 addressing pedestal buildings, there is no longer a limit of one story above grade plane for that portion of the structure that occurs below the 3-hour horizontal separation.

P 67. Table 601, Footnote d to Table 601-addressing 1-hour substitution has been deleted based upon the extremely limited applicability of the footnote, along with the significant potential for misuse.

P 69. 602.4 Type IV Member Size Equivalencies-Equivalent size dimensions for structural composite lumber (SCL) in relationship to solid-sawn Type IV heavy-timber members have been introduced into Table 602.4.

P 71. 602.4.2 Cross-Laminated Timber in Exterior Walls-Cross-laminated timber is now permitted within the exterior walls of Type IV buildings where protected by one of three specified materials.

P 72. 603.1, Item 26 Wall Construction of Freezers and Coolers-Walls of freezers and coolers located in buildings of Type I and II construction may now be constructed of wood materials provided three conditions are met.

P75. 704.4 Protection of Secondary Members-For structural fire protection purposes, the secondary member protection requirements have been reformatted and clarifies that the secondary members in a horizontal assembly can be protected by a ceiling membrane.

P 77. 705.2 Projections at Exterior Walls-The minimum required separation between the leading edge of a projection and the line used to determine the fire separation distance has been modified in a manner that provides for a significant increase in the separation required.

P 80. 705.2.3 Combustible Projections- The provisions regulating combustible projections adjacent to an interior lot line or other line used to determine the fire separation distance have been modified to provide a simple and consistent approach that is less restrictive than previously determined.

P 88. 706.2 Structural Stability of Fire Walls- The reference to NFPA 221 for fire wall design and construction has been expanded to permit the use of the “tied” and “cantilevered” options addressed in the standard.

P 97. 714.4.2 Membrane Penetrations- Where the double top plates of a wall interrupt the ceiling membrane of a horizontal assembly, the wall must now be sheathed only with Type X gypsum wallboard. The wall will not require a fire-resistance rating unless needed due to some other code requirement.

P 105. 903.2.1.6 Sprinkler Systems— Assembly Occupancies- An automatic sprinkler system is now required to be installed in a building when the roof is used for a Group A-2 assembly occupancy with an occupant load exceeding 100, as well as for other Group A occupancies where the occupant load exceeds 300.

P 107. 903.2.1.7 Multiple Fire Areas- Where small Group A fire areas share a common means of egress, the occupant load of the spaces must now be added together to determine if a sprinkler system is required.

P 109. 903.2.8 Sprinkler Systems—Group R Occupancies-Sprinkler requirements for Group R-4 occupancies are now dependent on the capabilities of the occupants. In buildings where occupants require limited assistance when responding to an emergency condition, additional sprinkler protection is required for attic spaces.

P 111. 903.3.1.1.2 Exempt Locations for NFPA 13 Sprinklers - An exemption for sprinkler systems in small resident bathrooms has been introduced into the IBC because the provision was removed from the current edition of the referenced NFPA 13 standard.

P 113. 903.3.1.2.2 Open-Ended Corridors- Where an NFPA 13R sprinkler system is installed, the sprinkler protection must now be extended to any open-ended corridors and associated exterior stairways, clarifying that an open breezeway is considered as an interior portion of the building and not an exterior location for the application of the sprinkler requirements.

P 115. 903.3.8 Limited Area Sprinkler Systems- Additional restrictions have been placed on limited area sprinkler systems, including a reduction in the system size to a maximum of six sprinklers within a single fire area.

P 118. 904.13 Domestic Cooking Systems in Group I-2 Condition 1- Requirements for domestic appliances installed within commercial facilities but used only for domestic cooking have been clarified, including provisions for an appropriate fire-extinguishing system for domestic cooking equipment in nursing homes, assisted living facilities and similar buildings.

P 120. 907.2.3 Fire Alarms—Group E Occupancies- The threshold for alarm systems in Group E occupancies has been increased such that a manual fire alarm is required where the occupant load exceeds 50, and an emergency voice/alarm communication (EVAC) system must only be provided where the occupant load exceeds 100.

P 124. 907.2.11.3, 907.2.11.4 Smoke Alarms Near Cooking Appliances and Bathrooms- Requirements from the NFPA 72 standard addressing the installation of smoke alarms near cooking appliances and bathrooms have been introduced to the IBC in order to provide direct guidance on the placement of smoke alarms.

P 126. 909.21.1 Elevator Hoistway Pressurization- Viable alternatives to the general elevator hoistway pressurization requirements are now available where pressurization is provided in lieu of an enclosed elevator lobby or an additional door.

P 136. 915 Carbon Monoxide Detection- The carbon monoxide (CO) alarm provisions have been relocated, reformatted and revised; the scope has been modified to exclude Group I-3 occupancies while adding Group E occupancies.

P 164. 1016.2 Egress through Intervening Spaces-A means of egress is now permitted through an elevator lobby provided access to at least one exit is available without passing through the lobby.

P169-172 References Corridor width are now available to be smaller as long s=as they are not the Main Corridor

P 173. 1023.3.1 Stairway Extension--An interior exit stairway is now permitted to continue directly into an exit passageway without a required fire door assembly to separate the two elements.

P 178. 1103.2.8 Areas in Places of Religious Worship-Small areas used for religious ceremonies are now exempt from the access requirements.

P 189-199 Defer to State inspection

P 223. 1607.12 Roof Loads-The term “vegetative roof” has been defined in Section 202 and a reference to ASTM E 2397 has been added to Section 1607.

P 225. 1607.12.5 Photovoltaic Panel Systems-Design requirements for roof structures supporting photovoltaic (PV) solar panels and modules have been added to Section 1607.

Discuss Roof Inspections fee for special inspector

P 298 2304.12 Protection Against Decay and Termites.- Modifications to Section 2304.12 identify exactly where waterborne preservatives are required and where they are not required.

P 320. 2902.3 Public Toilet Facilities-Limited-size quick-service tenant spaces are no longer required to provide toilet facilities for the public customers.

2018 IBC

P 17. 310.3, 310.4 Classification of Congregate Living Facilities- Dormitories and similar non-transient uses now are to be considered as Group R-3 occupancies where the occupant load is 16 or less. In addition, transient lodging houses, such as bed-and-breakfast establishments, can only be considered as Group R-3 occupancies where their total occupant load is 10 or less.

P23. 311.2 Classification of Self-Service Storage Facilities - Due to the reasonable expectation that self-storage facilities will contain a considerable amount of combustible materials, such facilities are now specifically identified as Group S-1 occupancies.

P141. Table 1004.5, 1004.8 Occupant Load Calculation in TABLE 1004.1.2 1004.5 Maximum Floor Area Allowances Business Use Areas- The method of calculating occupant load in business areas has been revised, which will typically result in reduced design occupant loads. However, higher design occupant loads can now be assigned to concentrated business areas such as telephone call centers and similar uses.

P 181. 1030.1 Required Emergency Escape and Rescue Openings—The occupancies where emergency openings are required have been clarified and the minimum number of required openings in a residential basement has been revised. see page 143

p290. 3001.2 Emergency Elevator Communication Systems - Additional communication capabilities are now required in accessible elevators to enhance the usability of the two-way communication system by individuals with varying degrees of hearing or speech impairments.

P298. 3113 Relocatable Buildings-A process of acceptance for relocatable modular buildings has been established in order to provide clear and consistent direction in the relocation, reuse, and/or repurposing of such buildings.

2015 IRC **********

P4. R104.11 Alternative Materials, Design, and Methods of Construction and Equipment -When proposed alternatives are not approved, the reason for the disapproval must be stated in writing by the building official.

P5. R105.3.1.1 Existing Buildings in Flood Hazard Areas- Determination of substantial improvement for Existing buildings in flood hazard areas is the responsibility of the building official. The related provisions are now consolidated in Section R105.3.1.1.

P22. R301.2.1.1.1 Sunrooms-The 2015 International Residential Code requires sunrooms to comply with AAMA/NPEA/NSA 2100-12. The standard contains requirements for habitable and non-habitable sunrooms.

P35. R302.1 Exterior Walls--Unprotected roof overhangs are now permitted to project to within 2 feet of the property line when fireblocking is installed between the top of the wall and the roof sheathing. In most cases, projections are not permitted less than 2 feet from the property line. For dwellings with or without fire sprinkler protection, penetrations of exterior walls do not require fire-resistant protection unless they are located less than 3 feet from the property line.

p.46 R304.1 Minimum Habitable Room Area -The requirement for one habitable room with a minimum floor area of 120 square feet has been removed from the code.

P48. R305 Ceiling Height - The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced to 6 feet 8 inches. The exception for allowing beams, girders, ducts, or other obstructions to project to within 6 feet, 4 inches of the finished floor has been expanded to include basements with habitable space.

P62. R311.1 Means of Egress- The required egress door of a dwelling unit must open directly into a public way or to a yard or court that opens to a public way.

P63. R311.7.3, R311.7.5.1 Stair Risers-- The total vertical rise in a stairway without an intermediate landing has increased from 144 inches to 147 inches. The provision for allowing open risers has been clarified. It is based on the distance above grade or the floor below, not on the total rise of the stair. A new exception clarifies that open risers are permitted on spiral stairways.

P82. R315 Carbon Monoxide Alarms- CHANGE SUMMARY: Carbon monoxide alarms now require connection to the house wiring system with battery backup. Exterior work such as roofing, siding, windows, doors, and deck and porch additions no longer trigger the carbon monoxide alarm provisions for existing buildings. An attached garage is one criterion for requiring carbon monoxide alarms,but only if the garage has an opening into the dwelling. A carbon monoxide alarm is required in bedrooms when there is a fuel-fired appliance in the bedroom or adjoining bathroom. Carbon monoxide detection systems only require detectors installed in the locations prescribed by the code and not those locations described in NFPA 720.

P93. R325 Mezzanines-- New provisions in Section R325 place limitations on the construction of mezzanines related to ceiling height and openness consistent with the International Building Code (IBC).

p.97 R403.1.1 Minimum Footing Size- This code change divides minimum footing size and thickness into three expanded tables based on the type of construction being supported: light frame, light frame with veneer, and concrete or masonry. The values are also based on the type of foundation: slab on grade, crawl space, or basement. R403.1.6 Foundation Anchorage

P109. R403.1.6 Foundation Anchorage-Anchor bolts are now required to be placed in themiddle third of the sill plate. Approved anchors may be used instead of ½-inch anchor bolts.

P113. R404.4 Retaining Walls - Retaining walls, freestanding walls not supported at the top, with more than 48 inches of unbalanced backfill must be designed by an engineer. Retaining walls resisting additional lateral loads and with more than 24 inches of unbalanced backfill must also be designed in accordance with accepted engineering practice.

P122. R507.2 Deck Ledger Connection to Band Joist- The deck ledger section is reorganized to better describe the minimum requirements for connection of deck ledgers to band joists.
Decking, Load, joists, beam, and spans-----similar to IBC 130-145

P168. R610.7 Drilling and Notching in Structural Insulated Panels- Drilling and notching provisions for structural insulated panels (SIP) are clarified.

P194 R806.1 Attic Ventilation - The 2012 IRC exception allowing the building official to waive ventilation requirements due to atmospheric or climatic conditions has been deleted.

P204. R905.16 Photovoltaic Shingles - Additional requirements and limits for photovoltaic shingles have been added to Section R905.16.

p.240 M1601.4 Duct Installation - Tapes and mastics used to seal sheet metal ducts must be listed to UL 181 B as has been required for sealing flexible ducts. Snap-lock and button-lock seams are no longer exempt from the sealing requirements.

P 273. Interpretation of Service/Utility line when it comes to water and sewer to Main. P306 has an illustration.

P288. P2801 Water Heater Drain Valves and Pans - The code now specifically requires drain valves with a threaded outlet for water heaters. The water heater pan requirements have been expanded to accept aluminum and plastic pans of the prescribed thickness. The code clarifies that a pan drain is not required when a water heater is replaced and there is no existing drain.

P293. P2901, P2910 through P2913 Nonpotable Water Systems - Nonpotable water outlets, such as hose connections, that utilize nonpotable water must be identified with a warning and a symbol that nonpotable water is being used. The color purple is established for identifying distribution piping conveying nonpotable water. New Sections P2910 through P2913 are extracted from the International Green Construction Code (IgCC) and intend to provide guidance on the collection, storage, and distribution of various types of nonpotable water for residential buildings.

2018 IRC

p.37 R302.2 Townhouse Separation-Two paths for achieving the fire-resistant separation between townhouse dwelling units—two 1-hour walls or a common wall—are spelled out in the townhouse provisions.

P41. R302.3 Two-Family Dwelling Separation-A new reference to Section 703.3 of the International Building Code (IBC) provides alternatives for determining the fire-resistance rating of wall and floor/ceiling assemblies for separation of dwelling units. ((Ducay amendment-Require in IRC 2018 code masonry parting wall with a minimum 4 hour rating unless fire suppression is in whole Building))

p90 R325.3 Mezzanine Area Limitation-The area limitation for mezzanines has been increased from one-third to one-half of the area of the room containing the mezzanine under certain conditions.

P149. R703.2 Water-Resistive Barrier--Water-resistive barrier materials other than No. 15 asphalt felt must be installed following the manufacturer's installation instructions. The exemption for detached accessory buildings is deleted.

P248 G2447.2 Commercial Cooking Appliances--Commercial cooking appliances are now permitted in dwelling units when installed in accordance with an engineered design and the manufacturer's instructions.

P260 P2713.1 Bathtub Overflow--Overflow outlets are no longer required for bathtubs.

P261. P2801.6 Plastic Pan for Gas-Fired Water Heaters--Plastic safety pans are now allowed under gas water heaters provided the material falls within the prescribed flame spread and smoke-developed indices.

2015 FIRE CODE **********

P7 – 403.2.4 Crowd Managers – Crowd managers shall be provided where required be Section 403.12.3

P8 – 403.3.3 Staff Training – Employees shall be periodically instructed and kept informed of their duties and responsibilities under the plan. Records of instruction shall be maintained. Such instruction shall be reviewed by the staff not less than every two months. A copy of the plan shall be readily available at all times within the facility.

P34 – 609.3.3.2 Inspection and Cleaning of Commercial Kitchen Exhaust Hoods – This section references a new standard that addresses the cleaning of commercial cooking exhaust hoods and ducts.

P40 – 807 Decorative Materials Other Than Decorative Vegetation in New and Existing Buildings – The requirements for decorative materials other than decorative vegetation have been reorganized and clarified.

P63 - 903.3.1.1.2 Bathrooms Exempt from Sprinkler Requirements – This new section provides criteria for not installing sprinklers in bathrooms of specific Group R occupancies.

P64 - 903.3.1.2 NFPA 1 3R Sprinkler Systems – This change correlates Group R limitations on height with the scope of NFPA 13R.

P69 – 903.3.8 Limited Area Sprinkler Systems – This change reduces the number of sprinkler heads that can be used in a limited area sprinkler system from 20 heads to 6 heads. This change provides additional criteria regarding the use of these systems.

P79 – 907.2.3 Group E Manual Fire Alarm System – The threshold for requiring a manual fire alarm system has been raised from 30 occupants to 50. The emergency voice/alarm communication system requirement has been raised to 100 occupants.

P106 – 915 Carbon Monoxide Detection – The requirements for carbon monoxide detection have been completely rewritten to clarify the provisions, relocated to a new Section 915, and expanded to address classrooms in Group E occupancies.
Appears to be required everywhere now

P158 – 1105 Construction Requirements for Existing Group I-2 Occupancies – Retroactive construction requirements have been added to the IFC to provide a minimum level for fire and life safety in existing Group I-2 occupancies.
For any I-2, retroactive construction shall be required (could potentially affect businesses)

P198 – 5307 Carbon Dioxide (CO2) Systems Used in Beverage Dispensing Applications – Large refrigerated carbon dioxide systems create a life safety hazard. Regulation of these systems is now included in the 2015 IFC.
Could potentially affect businesses in town

2018 FIRE CODE **********

P4 – 314.4 Indoor Display of Vehicles – This section is revised to clarify it applies to both liquid-fueled vehicles and gaseous-fueled vehicles. Additonally, it has been modified to allow the Fire Code Official the ability to determine the best method of safeguarding the vehicle regarding the battery and electrical system.

P30 – 807.1, 807.2, 807.5 Combustible Decorative Materials – The limitations on decorative combustible materials are clarified as to where they apply
Could affect the Colleyville Center

P66 – 907.2.10 (deleted) Group R-4 Fire Alarm System – Fire alarm systems are no longer required in Group R-4 occupancies.

P93 – 1010.1.4.4 Locking Arrangements In Educational Occupancies – Guidance is provided to allow enhanced security measures yet still meet egress requirements for classroom doors

P125 – 1029.9.1 Minimum Aisle Width – Minimum aisle widths in assembly occupancies are clarified with a reference added for minimum widths for accessible routes
Could affect outdoor seating at city events including clustered seating and bleachers

P155- Chapter 22 Combustible Dust – Reference to the new NFPA 652, "Standard on the Fundamentals of Combustible Dust," is added to provide guidance and criteria when evaluating combustible dust hazards.
Could potentially affect the cabinet maker on Precinct Line Rd

P158 – 2306.7.3.1 Protection from Vehicle Impact – The fire code official has the authority to require additional vehicle impact protection at fuel dispensing facilities.
Could require stone or other material for bollards

P177 – Chapter 31 Umbrella Structures – A new definition is added for umbrella structures which results in regulation of umbrella structures when they exceed 400 square feet.
Could potentially affect business at 62 Main

P184 – 3105, 105.6.47, 105.7.22 Temporary Special Event Structures – The requirements for temporary stage structures are expanded to include all temporary structures greater than 400 square feet when used at special events.

P198 – 33405.5, 3308, 3309.1 Fire Watch During Construction and Demolition – Criteria for requiring fire watch has been added to the code along with clarification to the functions and duties of the fire watch personnel.

P231 – 5707 Mobile Fueling Operations - On-demand mobile fueling is allowed to occur at approved locations and under the control of a permit issued by the fire code official.
Might start seeing these in the future

P234 – 6104.3 Location of LP-gas Containers – New Footnote g specifies separations between above-ground LP-gas containers and public ways.
Municipalities cannot regulate the propane industry

2018 ISPSC

- *Arrows in the book means they took something out of the Code.*

P17 sec. 307 **307.1.2 Colors and finishes.** For other than *residential* pools and *residential* spas, the colors, patterns, or finishes of the pool and spa interiors shall not obscure objects or surfaces within the pool or spa.

Reviewed Full book, nothing important stands out.

2015 PMG

P17. 403.3 Required Public Toilet Facilities Exception--Occupancies that have limited areas for public access, such as dry cleaners, take-out only restaurants and automated teller machine lobbies, do not require public toilet facilities for those limited areas (300 ft2 or less).

P26. 423.3 Footbaths, Pedicure Baths and Head Shampoo Sinks - Water-temperature-limiting devices are required

for footbaths (integral or not integral to pedicure chairs) and head shampoo sinks.

P30 504.7.2 Water Heater Pan Drain Line--In a replacement water heater installation situation, there might not be a nearby drain point for a required pan for the water heater. This code modification allows a pan to not have a drain line if one is not present.

2018 PMG

Reviewed Full book, nothing important stands out.

2018 Property Maintenance code will be addressed as a separate issue.

2020 NEC Committee felt expertise and ability to debate life safety and engineering design issues are beyond committee ability as it relates to the electrical Code.

What's New in the 2018 I-Codes?

2018 International Building Code® (IBC®)

- Accessory storage spaces of any size are now permitted to be classified as part of the occupancy to which they are accessory.
- New code sections have been introduced addressing medical gas systems and higher education laboratories.
- Use of fire walls to create separate buildings is now limited to only the determination of permissible types of construction based on allowable building area and height.
- Where an elevator hoistway door opens into a fire-resistance-rated corridor, the opening must be protected in a manner to address smoke intrusion into the hoistway.
- The occupant load factor for business uses has been revised to one occupant per 150 square feet.
- Live loads on decks and balconies increase the deck live load to one and one-half times the live load of the area served.
- The minimum lateral load that fire walls are required to resist is five pounds per square foot.
- Wind speed maps updated, including maps for the state of Hawaii. Terminology describing wind speeds has changed again with ultimate design wind speeds now called basic design wind speeds.
- Site soil coefficients now correspond to the newest generation of ground motion attenuation equations (seismic values).
- Five-foot tall wood trusses requiring permanent bracing must have a periodic special inspection to verify that the required bracing has been installed.
- New alternative fastener schedule for construction of mechanically laminated decking is added giving equivalent power-driven fasteners for the 20-penny nail.
- Solid sawn lumber header and girder spans for the exterior bearing walls reduce span lengths to allow #2 Southern Pine design values.

2018 International Residential Code® for One- and Two-Family Dwellings (IRC®)

- An updated seismic map reflects the most conservative Seismic Design Category (SDC) based on any soil type and a new map reflects less conservative SDCs when Site Class A, B or D is applicable.
- The townhouse separation provisions now include options for using two separate fire-resistant-rated walls or a common wall.
- An emergency escape and rescue opening is no longer required in basement sleeping rooms where the dwelling has an automatic fire sprinkler system and the basement has a second means of egress or an emergency escape opening.
- The exemption for interconnection of smoke alarms in existing areas has been deleted.
- New girder/header tables have been revised to incorporate the use of #2 Southern Pine in lieu of #1 Southern Pine.
- New tables address alternative wood stud heights and the required number of full height studs in high wind areas.

2018 International Fire Code® (IFC®)

- New provisions address hazards related to outdoor pallet storage, higher education laboratories, mobile food trucks and plant processing and extraction activities.
- Mass Notification Requirements for college and university buildings have been added to the code.
- Sprinkler protection is now required in existing Group A-2 occupancies having an occupant load of 300 or more where alcoholic beverages are consumed.
- A new chapter has been added to address issues related to Energy Systems.
- Integrated testing requirements for fire protection and life safety systems have been added for high rise buildings and smoke control systems.
- The requirements for gas detection systems have been revised throughout the code to be more reflective of industry practice.
- Required sprinkler protection of Group E occupancies has been expanded through the introduction of a new thresholds related to fire areas.
- Manual fire alarm systems in Group A occupancies are now required not only when the occupant load is 300 or more but also where the occupant load exceeds 100 above or below the lowest level of exit discharge.
- A manual fire alarm system and an automatic smoke detection system are no longer required in Group R-4 occupancies.
- New provisions require illumination for the exit discharge path of travel to the public way or to a safe dispersal area for all occupancies.
- Provisions have been added to address the hazards associated with outdoor assembly events, indoor trade shows and exhibitions.
- The fire watch requirements for construction and demolition activities have been enhanced.
- The provisions for the maintenance of fire and smoke protection features in Chapter 7 have been enhanced and reorganized.
- The applicability of the decorative materials requirements in Chapter 8 have been clarified.

2018 International Plumbing Code® (IPC®)

- Updated table for the Minimum Number of Required Plumbing Fixtures
- Single-user toilet facilities (a room having a single water closet and a single lavatory) are not required to be labeled for use by only a male or female (separated use designations).
- Solar thermal water heating systems need to conform to the ICC 900/SRCC 300 standard.
- Well systems are required to comply with standard NGWA-01 where local requirements do not cover subject matter or are lacking in detail on others.

2018 International Mechanical Code® (IMC®)

- Added coverage of pollution control units.
- A new exception was added to recognize Type I kitchen hoods listed for clearances to combustibles of less than 18 inches.
- Added coverage for a newer type of non-metallic duct, phenolic duct.
- New coverage for high volume large diameter fans (HVLD), also referred to as high volume low speed (HVLS) fans.

- Relaxed requirements for sealing of duct joints and seams for Snap- and Button-lock duct joints located within the thermal envelope.

2018 International Fuel Gas Code® (IFGC®)

- A new Section was added to recognize arc-resistant CSST products.
- The code now allows Schedule 10 steel pipe to be used, whereas previously, Schedule 40 was the lightest steel pipe material allowed. Schedule 10 steel pipe joints are allowed to be welded, brazed, flanged or assembled with press-connect fittings. Schedule 10 pipe cannot be threaded.
- The code clarifies that appliance shutoff valves located behind movable appliances, such as ranges and clothes dryers, are considered to be provided with the required access.
- The code now calls for the plastic vent pipe material to be labeled as complying with the standards for the specific pipe material as called out by the manufacturer.
- The clearances between direct-vent appliance vent terminals and openings in the building exterior that could allow combustion products to enter the building have been revised.

2018 International Energy Conservation Code® (IECC®)

- Revisions to interior and exterior lighting power budgets and better clarity for lighting controls.
- Clarity that regardless of design methodology, system commissioning is required.
- New limits on heated or cooled vestibules.
- Mechanical provisions reorganized based on equipment type rather than design methodology.
- The maximum allowable fenestration U-factors in Table R402.1.2 (for the prescriptive compliance path) for climates zones 3 through 8 have been reduced from the values in the 2015 edition.
- The ICC/RESNET 380 standard has been included as one of standards that can be used for determining the air leakage rate of a building or dwelling unit.
- The Energy Rating Index compliance alternative index values have been increased slightly however, the method for determining an index is now required to be in accordance with standard ICC/RESNET 301.

2018 International Existing Building Code® (IEBC®)

- Section 410 Accessibility has been relocated to a new Section 305. Chapters 4, 5, 6, 13 and 14 have been relocated resulting in a reorganization and new chapter numbering.
- Requirements for live loads from Chapters 4 and 8 have been combined and placed in Chapter 3 to apply for all compliance methods.
- Structural components damaged by snow events must be repaired assuming snow loads for new buildings from the IBC.
- A new exception is added for loading of existing structural elements next to an addition in buildings designed using the IRC.
- When a work area includes more than half the building in an alteration, wall anchors must be installed at the roof line along reinforced concrete and masonry walls.
- Buildings undergoing a change of occupancy shall have live, snow, wind and seismic loads checked. Design loads are based on IBC-level forces.

- When a change of occupancy occurs placing a building in a higher risk category, the seismic loads on the building must be evaluated using IBC-level forces. Access to the building must be maintained when passing through or near other buildings and structures.
- Where storm shelters are required based on IBC and ICC 500 for Group E Occupancies, any addition to such existing occupancies where the occupant load of the addition is 50 or more will trigger the construction of a storm shelter.
- Carbon Monoxide provisions have been added in the Prescriptive Method Additions, Alterations Level 2 Additions, and in Additions for I-1, I-2, I-4 and R Occupancies.
- Emergency Escape and Rescue Opening provisions related to being operational have been added to Prescriptive Compliance Method and Alterations Level 1.
- Single exit buildings and spaces under Alteration Levels 2 and 3 have been modified to be more consistent with the IBC.
- The Alterations Level 2 requirement that water for automatic fire sprinkler system be available at the floor of alteration without the need for a fire pump has been moved to Chapter 9 for Alterations Level 3 and the fire pump criterion was deleted.

2018 International Swimming Pool and Spa Code® (ISPSC®)

- It was clarified that flotation tank systems for sensory deprivation therapy are not within the scope of the ISPSC.
- Hot water storage tanks are now required to be listed and labeled to a standard.
- New sections were introduced into the code to cover solar thermal water heating systems. Installation requirements refer to the IMC.

ORDINANCE O-21-2179

ADOPTING THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE; THE INTERNATIONAL RESIDENTIAL CODE; AND THE INTERNATIONAL ENERGY CONSERVATION CODE; ADOPTING THE 2020 NATIONAL ELECTRICAL CODE; REPEALING ORDINANCE NUMBERS O-14-1936 AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR RECORDING OF SUCH CODE AS A PUBLIC RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Colleyville deems it necessary to adopt this ordinance providing minimum standards to safeguard the health, property, and welfare of the citizens of Colleyville by regulating and controlling the use, occupancy, maintenance, repair, design, construction and quality of materials for buildings and structures within the City; and

WHEREAS, The International Code Council (ICC) Electrical Code is no longer published as a separate document but the administrative provisions are included in Appendix K for enforcement of NFPA 70, the 2020 National Electrical Code is being adopted as a part of this ordinance.

WHEREAS, beginning in the spring of 2018, the North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee (RCCC) and its four advisory boards conducted open review meetings over a one-year period to review the 2012 editions of the International Codes and to develop regional amendments. In March 2019, their review and recommendations were completed and endorsed by NCTCOG's Executive Board. Now NCTCOG encourages jurisdictions in North Central Texas to adopt the 2018 International Building Code, the 2018 International Residential Code, and the 2018 International Energy Conservation Code along with its respective regional amendments.

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

Sec. 1. THAT the 2018 International Building Code published by the International Code Council, including the standards referenced therein, including Appendix Chapters C, F, and K are hereby adopted as the Building Code and the Electric Code of the City of Colleyville regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures, except one and two family dwellings, and multiple single family dwellings (townhouses), in the City of Colleyville. True and correct copies of these documents are attached as Exhibit "A" and Exhibit "C".

Sec. 2. THAT the 2018 International Building Code, as adopted herein, is hereby amended as provided in Exhibit "B" incorporated herein and the 2020 National Electric Code, as adopted herein, is hereby amended as provided in Exhibit "D" and attached hereto for all purposes of this ordinance. The City of Colleyville, Texas may from time to time determine that additional local modifications to the Building Code and Electric Code are necessary and appropriate to meet the unique needs of the City of Colleyville, Texas. To effectuate these local modifications, the City Council shall enact individual ordinances amending this ordinance, fully setting forth the change to be made in the Building or Electrical Code. These amendments shall be consolidated as Exhibits "B" and "D" to this ordinance.

Sec. 3. THAT the 2018 International Residential Code for one and two family dwellings published by the ICC, including the standards referenced therein, including Appendices A, B, C, E, and G are hereby adopted as the Residential Building Code of the City of Colleyville regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all one and two family dwellings, multiple single-family dwellings (townhouses), and their accessory structures in the City of Colleyville. True and correct copies of these documents are attached as Exhibit "E."

Sec. 4. THAT the 2018 International Residential Code, as adopted herein, is hereby amended as provided in Exhibit "F" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville, Texas may from time to time determine that additional local modifications to the Building Code are necessary and appropriate to meet the unique needs of the City of Colleyville, Texas. To effectuate these local modifications, the City Council shall enact individual ordinances amending this ordinance, fully setting forth the change to be made in the Residential Building Code. Upon adoption, copies of these amendments shall be attached as Exhibit "F" to this Ordinance.

Sec. 5. THAT the International Energy Conservation Code, 2018 Edition, published by the International Code Council, including the standards referenced therein, is hereby adopted as the Energy Conservation Code of the City of Colleyville regulating the design of building envelopes for adequate thermal resistance and low air leakage, and the design and selection of mechanical, electrical, service water-heating and illumination systems and equipment, in the City of Colleyville, except for facilities otherwise regulated under the International Residential Code for One- and Two- Family Dwellings as adopted. A true and correct copy of this document is attached as Exhibit "G."

Sec.6. THAT the 2018 International Energy Conservation Code, as adopted herein, is hereby amended as provided in Exhibit "H" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville, Texas may from time to time determine that additional local modifications to the Energy Conservation Code are necessary and appropriate to meet the unique needs of the City of Colleyville, Texas. To effectuate these local modifications, the City Council shall enact individual ordinances amending this Ordinance, fully setting forth the change to be made in the Energy Conservation Code. These amendments shall be consolidated as Exhibit "H" to this Ordinance.

Sec. 7. THAT the material contained in Exhibits “A”, “B”,“C”, “D”, “E”, “F”, “G”, and “H” to this ordinance shall not be included in the formal municipal codification of ordinances, but shall be

maintained as a public record in the office of the Building Inspections Department and will be available for public inspection and copying during regular business hours.

Sec. 8. THAT this ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. This ordinance is intended to replace Ordinance O-14-1936, as amended, the 2012 Editions of the International Building Code, International Residential Code, and the International Energy Conservation Code and the 2014 National Electric Code.

Sec. 9. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Sec. 10. THAT any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($ 2,000.00) for any violation involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars ($500.00) for any other violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

Sec. 11. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of any ordinances affecting the regulation and control of the use, occupancy, maintenance, repair, design, construction and quality of materials for buildings and structures within the City which have accrued at the time of the effective date of this

ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance, but may be prosecuted until final disposition by the courts.

Sec. 12. THAT this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of October 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

EXHIBITS “A”, “C”, “E”, “G”

2018 International Building Code Complete Edition

2020 National Electric Code Complete Edition

2018 International Residential Code Complete Edition

2018 International Energy Conservation Code Complete Edition

Located in the Building Inspections Office, City of Colleyville, Texas.

EXHIBIT "B"

Amendments to the
2018 International Building Code

The following sections, paragraphs, and sentences of the *2018 International Building Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 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.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes. The former ICC Electrical Code is now Appendix K of this code but no longer called by that name.)

***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.

(Reason: This was dropped when ICC quit publishing the ICC Electrical Code, but the Electrical Code still should be referenced regardless of how it is adopted.)

*** Section 103 and 103.1; amend to insert the Department Name**

~~DEPARTMENT OF BUILDING SAFETY~~ CITY OF COLLEYVILLE BUILDING INSPECTIONS DEPARTMENT

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

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

****Section [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** *(Jurisdictions may consider the option **to amend or delete** depending on local enforcement and flood hazard ordinances.)*

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

***Section 104.10.1; Flood hazard areas.** *(Jurisdictions may consider the option **to amend or delete** depending on local enforcement and flood hazard ordinances.)*

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

***Section 105.2 Work exempt from permit; under sub-title entitled "Building" delete items 1, 2, 10 and 11 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 m_2).~~
2. ~~Fences not over 7 feet (1829 mm) high.~~
3. ~~1.~~ (Remainder Unchanged)
4. ~~2.~~ (Remainder Unchanged)
5. ~~3.~~ (Remainder Unchanged)
6. ~~4.~~ ~~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. ~~5.~~ (Remainder Unchanged)
8. ~~6.~~ (Remainder Unchanged)
9. ~~7.~~ (Remainder Unchanged)
10. ~~Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
11. ~~8.~~ (Remainder Unchanged)
12. ~~9.~~ (Remainder Unchanged)
13. ~~10~~. (Remainder Unchanged)

(Reason: Items deleted are for one- and two-family dwellings regulated by the International Residential Code. Accessory structures, fences and shade cloth structures would require a permit for commercial properties to ensure compliance with local ordinance, egress, accessibility, flame spread of fabric, wind/snow design load, etc.)

***Section 109; add Section 109.7 to read as follows:**

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

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card 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 twice for the same item;
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

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

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

***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.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and to remove incentive to attempt to evade permits and code compliance. Text taken from former Uniform Administrative Code.)

******Section 110.3.5; Lath, gypsum board and gypsum panel product inspection; Delete exception***

~~Exception :~~ *~~Gypsum board and gypsum panel products that are not part of a fire resistance rated assembly or a shear assembly.~~*

(Reason: Lath or gypsum board inspections are not typically performed in this area.)

******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 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

(Reason: To clarify the range of uses included in the definition. [Explanatory note related to ***Ambulatory Care Facilities****: This group of uses includes medical or dental offices where persons are put under for dental surgery or other services. Section 903.2.2 will now require such uses to be sprinklered if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre-existing non-conforming conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O the maximum number of persons permitted to be put under general anesthesia. It is recommended that before a Certificate of Occupancy is issued, a letter of intended use from the business owner shall be included and a C of O documenting the maximum number of care recipients incapable of self preservation allowed.)*

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

(Reason: The code references Assisted Living facilities and definition was deleted.)

***Section 202; change definition of "Atrium" as follows:**

ATRIUM. An opening connecting ~~two~~ three or more stories… *{Balance remains unchanged}*

(Reason: Accepted practice in the region based on legacy codes. Section 1019 permits unenclosed two story stairways under certain circumstances.)

****Section 202; ~~add~~ 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.

(Reason: The code references aligns with fire code.)

***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.

(Reason: The registered design professional in responsible charge should be included.)

***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.

(Reason: To define high-rise, as it influences sprinkler requirement thresholds based on the fire fighting capabilities of a jurisdiction.)

****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 except when applying the assembly requirements of Chapters 10 and 11.

(Reason: To clarify that egress and accessibility requirements are applicable for assembly areas, i.e. cafeteria, auditoriums, etc.)

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

Fire stations
Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.)

***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.

(Reason: To call attention to detailed requirements in the Fire Code.)

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

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

(Reason: To clarify enclosed portions are not exempt.)

***Section 403.3, Exception; delete item 2.**

(Reason: To provide adequate fire protection to enclosed areas.)

***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 ~~420~~ 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.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changed the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

***Section 404.5; delete Exception.**

(Reason: Consistent with amended atrium definition.)

***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).

(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)

****Table 506.2; delete sentence from table**

~~l. The maximum allowable area for a single-story non sprinklered Group U greenhouse is permitted to be 9000 square feet or the allowable area shall be permitted to comply with Table C102.1 of Appendix C.~~

(Reason: To eliminate the need for Appendix C adoption and remain consistent with 6000 sq. ft. sprinklering provision.)

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.

(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 504.1.)

Section 602.1.1; add sentence to read as follows:

602.1.1 Minimum Requirements. [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.

(Reason: To create definite language that requires separation between dissimilar building types.)

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 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 draft stopping. *[Remainder unchanged]*

Reason: (The most common exception used to eliminate the need for sprinklers in concealed spaces of combustible construction is to fill the space with noncombustible insulation. This exception was changed in 2010 to permit a 2-inch air gap at the top of the filled space. A space compliant with the permitted omission above would allow hot gas and smoke to spread unimpeded throughout a building not provided with draft stopping. For this reason, omission of sprinklers permitted in accordance with NFPA 13 referenced standard should not be permitted with IBC exception requiring draft stopping in combustible construction.)

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.

(Reason: To remain consistent with changes in 708.4.2 code.)

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.

(Reason: To remain consistent with changes in 708.4.2 code.)

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.

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 night time 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*.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

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*.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

***Section 903.2; add paragraph to read as follows and delete the exception:**

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."

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3005.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building.)

***Section 903.2.9; add Section 903.2.9.3 to read as follows:**

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

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)

***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 (~~16 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

~~1.~~ Open parking structures in compliance with Section 406.5 of the *International Building Code, having no other occupancies above the subject garage*.

~~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*.

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

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. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. ~~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.
6. {Delete.}

(Reason: Gives clarification. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

Section 903.3.1.2.3; delete sections and replace as follows:

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

1. [Remainder Unchanged]
2. [Remainder Unchanged]
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:
   [Remainder Unchanged]

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

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.

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)

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, pre-action, 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.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

***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.

(Reason: To define uniform safety factor for the region.)

***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.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)

***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.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)

***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.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air 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.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire. Manual dry option added this edition.)

*****Section 905.4, change Item 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 the main floor 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 {No change to rest.}

4. {No change.}
5. Where the roof has a slope less than four 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.

(Reason: Item 1, 3, and 5 amendments to remove 'interior' will help to clarify that such connections are required for all 'exit' stairways, to ensure firefighter capabilities are not diminished in these tall buildings, simply because the stair is on the exterior of the building. Item 5 reduces the amount of pressure required to facilitate testing, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.)

*****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.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)

***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.

(Reason: Provides for the ability of descriptive identification of alarms, and reduces need for panel replacement in the future. Updated wording to match the language of the new requirement at 907.5.2.3. Change of terminology allows for reference back to definitions of NFPA 72.)

***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 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.

(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices or reduces ability of fire alarm system to notify occupants of the emergency condition.)

***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.}

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

***Section 907.2.12, 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.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)

***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.

(Reason: Helps to reduce false alarms.)

***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.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

***Section 907.6.3; delete all four Exceptions.**

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

***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.

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

(Reason: Deleted Previous code amendment Section 909.22, For removal because it is already in the code in Sections 909.20.5, 909.20.6, 909.20.6.1, 909.20.6.2, and 909.20.6.3.)

***Section 910.2; change Exception 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.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while still prohibiting such systems from being automatically activated, which is a potential detriment to the particular sprinkler systems indicated.)

***Section 910.2; add subsections 910.2.3 with exceptions 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 m^2) 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.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)

***Section 910.3; add section 910.3.4 to read as follows:**

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.
The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

(Reason: Amendment continues to keep applicable wording from prior to the 2012 edition of the IFC. Specifically, automatic activation criteria is no longer specifically required in the published code. Specifying a temperature range at which smoke and heat vents should activate in sprinklered buildings helps to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation.)

***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.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

***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.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

***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.

(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

Section 1006.2.2.7; add Section 1006.2.2.7 as follows:

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

(Reason: Cross reference necessary for coordination with the NEC which has exiting requirements as well.)

Section 1009.8; add the following Exception 7:

1009.8 Two Way Communication. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator required to be accessible on each accessible floor that is one or more stories above or below the level of exit discharge.

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.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments in Chapter 11.)

Section 1010.1.9.5 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)

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

****Section 1020.1 Construction; add exception 6 to read as follows:**

6. In 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.

(Reason: Regionally accepted alternate method.)

****Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.**

(Reason: Unenforceable.)

****Section 1101.1 Scope; add exception to Section 1101.1 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.

(Reason: To accommodate buildings regulated under state law. Further clarified in 2015 to mean components that are specifically addressed by TDLR shall be exempt.)

*****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.

(Reason: Gives building official discretion.)

*****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.

(Reason: To allow flexibility for designer to consider specific occupancy needs.)

*****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.

(Reason: Adjustment meets the needs of specific occupancy types.)

****Add new 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 **<Jurisdiction's>** health department.

(Reason: Coordinates Health law requirements with code language for consistent regional practice.)

***Section 3001.2 Emergency Elevator Communication Systems for the deaf, hard of hearing and speech impaired; delete this section.**

(Reason: Per Elevator manufacturers input, they were not consulted prior to code approval and technology of elevator provisions as submitted are not currently available to provide this feature.)

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

Exceptions:

4. Elevators completely located within atriums shall not require hoistway enclosure protection.

5. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

(Reason: Provides specific Code recognition that elevators within atriums and within parking garages do not require hoistway enclosure protection. Amendment needed since specific Code language does not currently exist.)

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces; delete text as follows:

~~Elevator machine rooms, control rooms, control spaces and machinery spaces outside of but attached to a hoistway that have openings into the hoistway shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.~~

Revise text to read:

Elevator machine rooms, control rooms, control spaces and machinery spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

(Remainder unchanged)

(Reason: This amendment eliminates code language to be consistent with the regional goal to require passive enclosures of these areas unless a hoistway enclosure is not required by other Code provisions. See companion change to eliminate fire sprinklers thereby eliminating shunt trip.)

***Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces;**
Delete exceptions and add two new exceptions to Section 3005.4 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.

(Reason: This amendment eliminates the Exceptions to Section 3005.4 such that passive enclosures for these areas are to be provided and maintained. The fire rating of these enclosures is permitted to be omitted by the above added exceptions where allowed by other provisions of the code such as in atriums and parking structures. See companion change to eliminate fire sprinklers to eliminate the need for shunt trip system.)

****Section 3005.7 add a Section 3005.7 as follows:**

3005.7 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.7.1 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 3005.7.2.1.

3005.7.2.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.7.2.2 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.

3005.7.3 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.

3005.7.4 Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. The new section above is intended to be identical to Sections 3007.2, 3007.3, and 3007.4 for Fire Service Access Elevators and Sections 3008.2, 3008.3 and 3008.4 for Occupant Evacuation Elevators.)

****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.

(Reason: Reinforces the need to maintain space clean and free of combustibles. See companion change to eliminate fire sprinklers therein, to always require an enclosure - with IBC 3005.4 exceptions deleted - resulting in the limited need for a shunt trip system.)

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."

(Reason: 2018 IBC text does not address hoistways that are greater than 75'-0" in height that are both below grade and above grade but not located above the high rise classification nor does the IBC address hoistways wholly located above grade such as those that serve sky lobbies".)

End

EXHIBIT D

Amendments to the 2020 National Electrical Code

The following articles, paragraphs, and sentences of the *2020 National Electrical Code (NEC)* are hereby amended as follows: Standard type is text from the NEC. Highlighted with gray shading is text inserted. ~~Lined through type is deleted text from NEC.~~ A double asterisk (**) at the beginning of an article identifies an amendment carried over from the 2014 and 2017 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2014 and 2017 code.

***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.

(REASON FOR CHANGE: To better define the qualifications for engineering supervision. This term is used twenty four times in the 2017 National Electrical Code*.)*

****Article 100; remove the amendment to the following definition:**

Intersystem Bonding Termination. A device that provides a means for connecting intersystem bonding conductors for communication systems ~~and other systems such as metallic gas piping systems~~ to the grounding electrode system. ~~Bonding conductors for other systems shall not be larger than 6 AWG.~~

(REASON FOR CHANGE: Remove the above amendment. Updates to the 2017 National Electrical Code *Article 250.94(A) only accommodate connecting communication systems to an intersystem bonding termination device, but Article 250.94(B) provides an alternative or other means. ~~To allow for a termination point for other bonding conductors in addition to communication systems that are required by the various model codes. 6 AWG was chosen to coincide with the minimum size of bonding conductor required to the intersystem bonding jumper.~~)*

***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 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 approved by the AHJ.

~~Manufacturer's self-certification of any equipment shall not be used as a basis for approval 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 an NRTL.

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.

(REASON FOR CHANGE: To add clarity and provide more positive options for enforcement and approval of unlisted equipment.)

******Article 210.52(G) (1) Garages:*** **remove the amendment that deleted the following:**

(1) Garages. In each attached garage and in each detached garage with electric power. ~~The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage.~~ At least one receptacle outlet shall be installed for each car space.

~~(*REASON FOR CHANGE: Installations in compliance with this Code are not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use.)*~~

(REASON FOR CHANGE: Updates to this section in the 2017 National Electrical Code *provided relief by removing "shall not supply outlets outside of the garage.")*

*****Article 230.71(A); remove the amendment that added the following exception:**

~~Exception: Multi-occupant buildings. Individual service disconnecting means is limited to six for each occupant. The number of individual disconnects at one location may exceed six.~~

~~*(REASON FOR CHANGE: This is currently the accepted installation practice of the region. No noteworthy complaints have surfaced. It is more reasonable than the current NEC requirements. It allows more than six disconnects grouped at one location. This also allows designers more flexibility in the placement of electrical meters and main service disconnects.)*~~

(REASON FOR CHANGE: This is below the minimum standard of the 2017 National Electrical Code *adopted by the State of Texas.)*

*****Article 300.11; remove the amendment that added the following exception:**
~~Exception: Ceiling grid support wires may be used for structural supports when the associated wiring is located in that area, not more than two raceways or cables supported per wire, with a maximum nominal metric designation 16 (trade size 1/2").~~

~~*(REASON FOR CHANGE: To provide limited support of raceways and cables by ceiling grid support wire.)*~~

(REASON FOR CHANGE: This is below the minimum standard of the 2017 National Electrical Code *adopted by the State of Texas.)*

******Article 310.15(B) (7); remove the amendment that changed the following to read as follows:***

~~**(7)** This Article shall not be used in conjunction with 220.82.~~

~~(REASON FOR CHANGE: 310.15(B) (7) has been revised and the table has been deleted.)~~

(REASON FOR CHANGE: Upon review of the 2014 and 2017 code-making panel 6 and in conjunction with the wire manufacturing industry, based on the diversification of loads in modern construction, this amendment becomes irrelevant.)

*****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 owner's engineering judgment.~~ an engineering judgment signed and sealed by a qualified ~~Registered~~ 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.

(REASON FOR CHANGE: Carry over from previous amendment with change to better define the qualifications for an engineering judgment.)

Article 505.7 (A) changed to read as follows:

505.7 Special Precaution.
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 ~~persons~~ ~~Registered~~ licensed Professional Engineer in the State of Texas.

(REASON FOR CHANGE: Carry over from previous amendment with change to better define the qualifications for an engineering judgment.)

***Article 517.30 Essential Electrical Systems for Hospitals; remove the amendment that created a new (H) and added the following language:**

(G) Coordination. Overcurrent protective devices serving the ~~equipment branch of the~~ essential electrical system shall be coordinated for the period of time that a fault's duration extends beyond 0.1 second.

Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective
devices exists on the transformer secondary.

Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.

Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.

~~**(H) Selective Coordination.** Overcurrent protective devices serving the life safety, and critical branches of the essential electrical system shall be selectively coordinated with all supply-side overcurrent protective devices.~~

~~Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective
devices exists on the transformer secondary.~~

~~Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.~~

~~Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.~~

~~*(REASON FOR CHANGE: Changes made by deleting the definition of emergency systems in Article 517 Health Care Facilities and removing emergency systems as "Essential Electrical Systems for Hospitals in 517.30(B) (2), plus the new addition of section 517.30(G) for "Coordination" instead of using selective coordination, has diminished the reliability of the "Life Safety and Critical Branches of the Essential Electrical System" to deliver power to vital loads. By providing only "coordination," the instantaneous portion of the time-current curve has been eliminated from the overcurrent device settings.)*~~

(REASON FOR CHANGE: Due to no action by the 2017 code-making panel 15 and NFPA 99, this amendment is not applicable.)

*****Article 600.6(A) (1) At Point of Entry to a Sign; Exception 1 changed to read as follows:**

Exception No.1: A disconnect shall not be required for branch circuits(s) or feeder conductor(s) passing through the sign where enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. The conductor(s) shall not serve the sign body or sign enclosure where passing through.

*****Article 600.6(A) (1) At Point of Entry to a Sign; create a new Exception No. 2 to add the following language:**

Exception No. 2. A disconnect shall not be required at the point of entry to a sign body, sign enclosure, or pole for branch circuit conductor(s). The conductors shall be enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. The conductor(s) shall be routed to a device box which contains the disconnect. A field-applied permanent warning label that is visible during servicing shall be applied to the raceway at or near the point of entry into the sign enclosure or sign body. The warning label shall comply with 110.21(B) and state the following: "Danger. This raceway contains energized conductors." The marking shall include the location of the disconnecting means for the energized conductor(s). The disconnecting means shall be capable of being locked in the open position in accordance with 110.25.

*****Article 600.6(A) (1) At Point of Entry to a Sign; move the original Exception 2 to create a new Exception No. 3 and add the following language:**

Exception No. 3: A disconnect shall not be required at the point of entry to a sign enclosure or sign body for branch circuit(s) or feeder conductor(s) that supply an internal panelboard(s) in a sign enclosure or sign body. The conductors shall be enclosed in a Chapter 3 listed raceway or metal-jacketed cable identified for the location. A field-applied permanent warning label that is visible during servicing shall be applied to the raceway at or near the point of entry into the sign enclosure or sign body. The warning label shall comply with 110.21(B) and state the following: "Danger. This raceway contains energized conductors." The marking shall include the location of the disconnecting means for the energized conductor(s). The disconnecting means shall be capable of being locked in the open position in accordance with 110.25.

(*2017 Code)* Informational Note: The location of the disconnect is intended to allow service or maintenance personnel complete and local control of the disconnecting means.

(REASON FOR CHANGE: This is a modification of the nationwide sign manufacturing practice that was standard before the 2014 Code revision. It is more reasonable but not less than the current Code requirements. It provides local control of the disconnect by service personnel as the informational note suggests, while requiring a sign disconnect to be at or within sight of the sign. This also allows sign designers more flexibility in the placement of the disconnecting means in relation to the location of the sign.)

*****Article 680.25(A) remove the amendment that added the following language and exception:**

680.25 Feeders.
These provisions shall apply to any feeder on the supply side of panelboards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

(A) Wiring Methods.

(1) Feeders. Feeders shall be installed in rigid metal conduit, intermediate metal conduit. The following wiring methods shall be permitted if not subject to physical damage:

(1) Liquid tight flexible nonmetallic conduit
(2) Rigid polyvinyl chloride conduit
(3) Reinforced thermosetting resin conduit
(4) Electrical metallic tubing where installed on or in a building
(5) Electrical nonmetallic tubing where installed within a building
(6) Type MC Cable where installed within a building and if not subject to corrosive environment
~~(7) Nonmetallic-sheathed cable~~
~~(8) Type SE cable~~

~~Exception: A feeder within a one-family dwelling or two-family dwelling unit between remote panelboard and service equipment shall be permitted to run in flexible metal conduit or an approved cable assembly that includes an insulated equipment grounding conductor within its outer sheath. The equipment grounding conductor shall comply with 250.24(A) (5).~~

~~(REASON FOR CHANGE: Carry over from previous amendments. Text changed to reflect 2014 National Electrical Code. Exception deleted per Errata No.70-14-2)~~

(REASON FOR CHANGE: Updates to this section in the 2017 National Electrical Code *provided relief by recognizing these wiring methods.)*

END

EXHIBIT G

Amendments to the
2018 International Residential Code

The following sections, paragraphs, and sentences of the *2018 International Residential Code* are hereby amended as follows: Standard type is text from the IRC. Underlined type is text inserted. ~~Lined through type is deleted text from IRC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2012 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 code.

In 2009, **the State Legislature enacted SB 1410 prohibiting cities from enacting fire sprinkler mandates in residential dwellings.** However, jurisdictions with ordinances that required sprinklers for residential dwellings prior to and enforced before January 1, 2009, may remain in place. Reference; Section R313 Automatic Fire Sprinkler Systems.

The energy provisions in IRC Chapter 11 is deleted in its entirety.
Reference the 2018 IECC for energy code provisions and recommended amendments.

*****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.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

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

~~DEPARTMENT OF BUILDING SAFETY~~ CITY OF COLLEYVILLE BUILDING INSPECTIONS DEPARTMENT

R103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ City of Colleyville Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

(Reason: Reminder to be sure ordinance reads the same as designated by the city.)

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

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

******Section R105.2 Work exempt from permit;*** *amend and delete as follows:*
Building:

1. One-story…{item unchanged} does not exceed 120 square feet.
2. [deleted]

5 [deleted]

9 [add to last sentence]…and do not extend into required yards farther than allowed by the LDC.

11. Residential foundation repairs performed for the purpose of stabilizing and existing foundation without the removal of any existing concrete, except for the installation of new piers, pilings, or other associated support.

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

(Reason: Floodplain provisions are addressed locally.)

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

(Reason: Issuing CO's for residences is not a common practice in the area.)

Section R108.6 and R108.7; amend section R108.6 and add R108.7 as follows:

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established ~~by the applicable governing authority~~ below ~~that~~ and shall be in addition to the required permit fees.

R108.6.1 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.

R108.6.2 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.

R108.7 Unauthorized concealment fee.

R108.7.1 Any work concealed without first obtaining the required inspection in violation of section 109 shall be assessed a fee as established by the city fee schedule.

(Reason: These fees are not a fine or penalty but are designed to compensate for additional time necessary to obtain and verify code compliance.

Section R108.8; add section as follows:

R108.8 Re-inspection Fee. A fee as established by city council resolution may be charged when:

1. Work called for inspection is incomplete;
2. Building address and/or permit card is not 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. Items noted for correction on initial inspection and not corrected upon re-inspection.
6. The original red tag has been removed from the job site and/or,
7. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

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

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

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

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a *yard* or *public way* on at least two sides.

(Reason: To distinguish Townhouses on separate lots.)

******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[L]	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	22^0 F	No	Local Code	150	64.9^0 F

Delete remainder of table Manual J Design Criteria and footnote N

(Reason: To promote regional uniformity. Manual J is utilized by third party and not part of performed plan reviews. This is reference table only, not needed.)

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

Exceptions: *{previous exceptions unchanged}*

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

(Reason: Refers to other ordinances, such as zoning 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 that are also divided by a property line through the structure shall be separated as required for townhouses.

(Reason: Provide guidance for a common construction method in this area. Correlates with amendment to IRC Section R202 Townhouse definition.)

*****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~~.

(Reason: Absence of data linking self-closing devices to increased safety. Self-closing devices often fail to close the door entirely.)

*****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.

(Reason: Consistent with common local practice as recirculating fans are recognized as acceptable air movement.)

Section R308.4.3; delete Exception #2 in its entirety:

R308.4.3 Glazing in windows.
Exceptions: 2. ~~Where glazing is adjacent to a walking surface and a horizontal rail is installed 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and have a cross-sectional height of not less than 1 ½ inches (38 mm).~~

(Reason: High probability that the devices will be removed after inspection)

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

(Reason: In 2009, the State Legislature enacted SB 1410, amending section 1301.551 subsection I of the occupation code, prohibiting cities from enacting fire sprinkler mandates one or two family dwellings only. However, jurisdictions with ordinances that required sprinklers for one or two family dwellings prior to and enforced before January 1, 2009, may remain in place.*)*

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

Exception:
1. [existing text remains]
2. Installation, alteration or repairs <u>of all electrically powered mechanical systems or plumbing appliances.</u>

(Reason: Revised exception for clarity. Code intent is to protect against the products of combustion.)

Section R322 Flood Resistant Construction; deleted section.

(Reason: Floodplain hazard ordinances may be administered by other departments within the city.)

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.

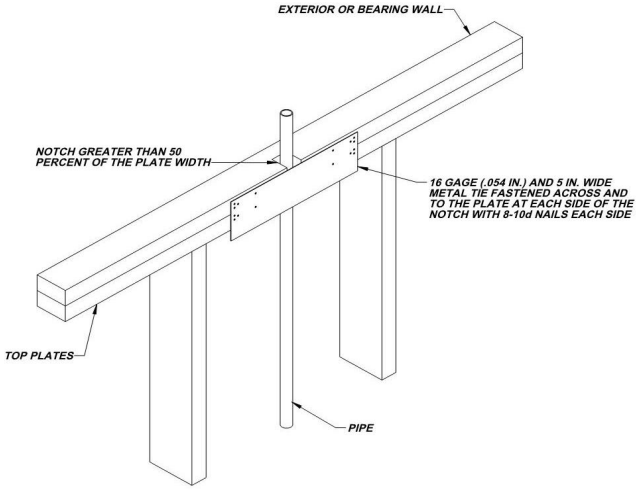
(Amendment to 2015 IRC carried forward to 2018 IRC.)

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 ~~1 ½ inches (38) mm~~ <u>5 inches (127 mm)</u> 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 1 ½ inches (38 mm) at each side or equivalent. <u>Fasteners will be offset to prevent splitting of the top plate material.</u> The metal tie must extend a minimum of 6 inches past the opening. <u>See figure R602.6.1.</u> {remainder unchanged}

(Amendment to 2015 IRC carried forward to 2018 IRC.)

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



(Amendment to 2015 IRC carried forward to 2018 IRC also provides additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

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

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.

(This amendment had been a carry over amendment for years to provide clear instruction for placement of brick ties. It is now retained with changes to reflect its correct placement and use for clarity when attachment to framing lumber (studs). It should remain for those purposes. It is in addition to the new new Table in 2018 which provides for brick ties directly to sheathing.)

***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).

(Reason: to address accessory structures Group U exempt from permits per Section R105.2)

*****Section R908.3.1; Items 1, 2 , and 3 – add text to read as follows:***

R908.3.1 Roof recover. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof manufacturer's approved instructions except where existing wood shake and shingle installations are present
2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings except where existing wood shake and shingle installations are present
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section R908.4 and includes installation documents prepared by a professional engineer
4. *{text unchanged}*

(Reason: to address unknown methods and materials used for installation over existing roof covering)

*****Section R908.3.1.1; add Item #4 to read as follows:***

R908.3.1.1 Roof recover not allowed. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. *{text unchanged}*
2. *{text unchanged}*
3. *{text unchanged}*
4. Where the existing roof covering consists of wood shakes or wood shingles unless documentation demonstrating structural integrity is provide by a professional engineer

(Reason: to address unknown methods and materials used for installation over existing roof covering)

***** Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2018 IECC for energy code provisions and recommended amendments.**

(Reason: The recommended energy code changes from the Energy and Green Advisory Board update the amendments for Chapter 11. The 2018 International Energy Conservation Code should be referenced for residential energy provisions. This approach simply minimizes the number of amendments to the IRC.)

******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:

1. The passageway and level service space are not required where the *appliance* can be serviced and removed through the required opening.

2. Where the passageway is unobstructed…*{remaining text unchanged}*

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IFGC and IMC 306.3.)

***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}*

(Reason: Reflects regional practice and to reduce excessive runoff into storm drains.)

***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*.

(Reason: Reflects standard practice in this area.)

***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*.

(Reason: Reflects standard practice in this area.)

****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 m^3/s) shall be mechanically or passively provided with makeup air at a rate approximate~~ly 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.

(Reason: Exception requires makeup air equaling the amount above and beyond 400 cfm for larger fan which will address concerns related to "fresh" air from the outdoors in hot humid climates creating a burden on HVAC equipment and negative efficiency impacts from back-drafting and wasted energy.)

***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.

(Reason: Corresponds with the provisions of IFGC Section 303.3, exception #5.)

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

(Reason: This provision does not reflect standard practice in this area.)

***Section G2415.2.1 (404.2.1) 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"

(Reason: To protect homeowners and plumbers.)

****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

(Reason: To provide increased protection to piping systems.)

***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 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.

(Reason: To utilize language used in the IPC regarding who is responsible for testing procedures.)

***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.~~

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)

***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

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)

***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 ~~10~~ 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.

(Reason: To comply with accepted regional practices.)

***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*.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)

***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.

(Reason: Reflects regional practice and provides an additional measure of safety.)

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

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.

(Reason: To require adequate access to regulators.)

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

(Reason: To comply with accepted regional practices.)

***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.

(Reason: Gives code official discretion.)

***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.*

(Reason: To clarify installation requirements. Also corresponds with amendments regarding water heater access.)

****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.

(Reason: Allows for other materials to be accepted.)

****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 [number] 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.

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)

******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.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field.)

****** Section P2801; change to read as follows:***

P2801.6 Required pan.
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~~.

(*Reason: Plastic burns degrading material over time on gas fired water heaters and to maintaining protection level.)*

****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}*

(Reason: Regionally accepted practice.)

****** 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]

(Reason: To ensure the T&P is ran to the exterior.)

***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.

(Reason: To provide clarity.)

****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 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.~~

(Reason: to keep the "process of joining PVC pipe".)

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

(Reason: A combination waste and vent system is not approved for use in residential construction.)

***Section P3112.2 Vent Collection; 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 drain board 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.

(Reason: To clarify the installation of island venting and to provide a regional guideline on a standard installation method for this region.)

*****Section P3114.3; amend to read as follows:**

P3114.3. Where permitted. Individual vents, branch vents, circuit vents and stack vents serving kitchen island vests or bar sinks shall be permitted to terminate with a connection to an air admittance valve. All other proposed air admittance valve installations shall require prior approval by the Building Official. Individual and branch type air admittance valves shall vent only fixtures that are on the same floor level and connect to a horizontal branch drain.

(Reason: To identify the locations and installation compliance for air admittance valves other than kitchen islands and bar sinks.)

*****Chapters 34 through 43; delete. Replace with the electrical code as adopted.***

(Reason: State law permits only the NEC.)
Note: Chapters 34 through 43 are based on the 2017 National Electrical Code and are included here for reference only. The Electrical Code as adopted by separate ordinance takes precedence over these sections.

END

EXHIBIT H

Amendments to the
2018 International Energy Conservation Code
Amendments the energy provisions of the
2018 International Residential Code

The following sections, paragraphs, and sentences of the *2018 International Energy Conservation Code* (IECC) are hereby amended as follows: Standard type is text from the IECC. Underlined type is text inserted. ~~Lined through type is deleted text from IECC.~~ A double (**) asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple (***) asterisk identifies a new or revised amendment with the 2018 code. Section numbers in parenthesis represent the corresponding numbers of the energy provisions of the 2018 *International Residential Code* for parallel amendments.

2018 IECC (Energy Provisions of the 2018 IRC)

Section 101.1; amend to insert the Department Name

101.1 Title. These regulations shall be known as the *Energy Conservation Code* of the City of Colleyville Building Inspections Department hereinafter referred to as "this code, or "department", and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

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 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.

(Reason: This amendment is added to allow alternative compliance in accordance with Texas HB 1365, 78th Legislature. Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003(i).
The last sentence to Section R102.1.2 (N1101.4.1) was added to insure that every house is tested in accordance with the mandatory provisions of the code.)

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.

*(Reason: The amendment to **Section 402.3.2 (N1102.3.2) Glazed fenestration SHGC** was proposed by the TAB. ESL determined the proposal to be not less restrictive than the 2015 IECC. This added definition is necessary as part of that amendment. The amendment will provide additional options for SHGC selection.)*

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

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

(Reason: This term is referenced in Section R402.3.2. This definition of DYMANIC GLAZING is also found in the Commercial provisions of the code.)

******Table 402.1.2 (N1102.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT; the Fenestration U-factor for Climate Zone 3 is amended as follows:***

CLIMATE ZONE	FENESTRATION *U*-FACTOR
3	~~0.32~~ 0.35

(Reason: Carries forward the value in the 2015 IECC/IRC.)

******Table 402.1.4 (N1102.1.4) EQUIVALENT U-FACTORS; the Fenestration U-factor for Climate Zone 3 is amended as follows:***

CLIMATE ZONE	FENESTRATION *U*-FACTOR
3	~~0.32~~ 0.35

(Reason: Carries forward the value in the 2015 IECC/IRC.)

*****Section R402.3.2 (N1102.3.2) Glazed fenestration SHGC; amend by adding a paragraph and table following the exception to read as follows:***

Where vertical fenestration is shaded by an overhang, eave, or permanently attached shading device, the SHGC required in Table R402.1.2 shall be reduced by using the multipliers in Table R402.3.2 SHGC Multipliers for Permanent Projections.

Table R402.3.2 SHGC Multipliers for Permanent Projections [a]

Projection Factor	SHGC Multiplier (all Other Orientation)	SHGC Multiplier (North Oriented)
0 - 0.10	1.00	1.00
>0.10 – 0.20	0.91	0.95
>0.20 – 0.30	0.82	0.91
>0.30 – 0.40	0.74	0.87
>0.40 – 0.50	0.67	0.84
>0.50 – 0.60	0.61	0.81
>0.60 – 0.70	0.56	0.78
>0.70 – 0.80	0.51	0.76
>0.80 – 0.90	0.47	0.75
>0.90 – 1.00	0.44	0.73

[a] North oriented means within 45 degrees of true north.

*(Reason: The amendment to **Section 402.3.2 Glazed fenestration SHGC** was proposed by the TAB and ESL determined the proposal to be not less restrictive than the 2015 IECC. This added definition is necessary as part of that amendment. The amendment will provide additional options for SHGC selection.)*

*****R402.4.1.2 (N1102.4.1.2) Testing; add a last paragraph to read as follows:***

Mandatory testing shall only be performed by individuals that are certified to perform air infiltration testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

(Reason: The 2018 International Residential Code (IRC) and International Energy Conservation Code (IECC) includes enhanced emphasis on envelope infiltration and duct leakage. Significant changes in the residential energy requirements include more frequent requirement of performance testing for leakage. Residential Duct systems must be tested unless all ducts and equipment are located within the conditioned space. Envelope testing is required to demonstrate compliance with maximum allowable leakage rate. This language puts the regulatory authority on notice that the testing requires specialized credentials and establishes a conflict of interest baseline.)

******Section R402.4 (N1102.4) Air leakage (Mandatory); add a new section and table to read as follows:***

R402.4.1.3 (N1102.4.1.3) Testing option – ACH tradeoff. As an option to the air leakage rate set out in Section R402.4.1.2 (N1102.4.1.2), 1- and 2-family homes meeting all of the listed criteria below and the *thermal envelope* requirements in Table R402.4.1.3 (N1102.4.1.3) will be considered compliant when tested and verified as having an air leakage rate to not less than or equal to four air changes per hour when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2 (N1102.4.1.2).

The compliance equivalency is limited as follows:

1. Limited to a conditioned floor area between 1,000 and 6,000 square feet,
2. Limited to between 2 to 6 bedrooms,
3. Assumes all ductwork and mechanical equipment is located in the unconditioned attic,
4. Assumes typical wood framing in the walls and roof, and
5. Assumes one of the following heating/cooling systems:
    a. All electric system with a heat pump for heating, or
    b. A system with electric cooling and natural gas heating.

Dwellings using electric resistance strip heating do not qualify for this tradeoff.

TABLE R402.4.1.3 (N1102.4.1.3)[a]

Envelope Component	Option #1	Option #2
R402.4 Air Leakage	≤ 4 ACH50	≤ 4 ACH50
Wall Insulation *R*-value	R13 + R3[b]	R13 + R3 [b]
Fenestration *U*-factor	≤ 0.32	≤ 0.32
Fenestration SHGC	≤ 0.25	≤ 0.25
Ceiling *R*-value	≥ R49	≥ R49
Duct Insulation *R*-value	R8	R6
Radiant Barrier Required	No	Yes

[a] Except for the values listed in the table, all other mandatory code provisions are applicable.

[b] The first value listed is the *R*-value of cavity insulation, the second value is the *R*-value of the continuous insulation or insulated siding.

(Reason: This provides a viable option to the single-family residential builder. The Energy Systems Laboratory determined that this tradeoff option to be not less stringent than the residential provisions of the 2015 IECC and the energy provisions of the 2015 IRC.)

****** Section R402.4 Air leakage (Mandatory); add a new section to read as follows:***

R402.4.1.4 Testing options for R2 multifamily dwelling units. As an option to the air leakage rate set out in Section R402.4.1.2, multifamily dwelling units will be considered compliant when tested and verified as having an air leakage rate to the air leakage rate set out in either Section R402.4.1.4.1 or Section R402.4.1.4.2 when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2

R402.4.1.4.1 Total air leakage rate for interior multifamily dwelling units. Interior multifamily dwelling units with a measured, "unguarded" total air leakage result of 5.3 ACH50 or less shall be considered compliant.

R402.4.1.4.2 Total air leakage rate for corner multifamily dwelling units. Corner multifamily units with a measured, "unguarded" total leakage result of less than 5.0 ACH50 shall be considered compliant.

(Reason: The Mandatory Section R402.4 Air Leakage of the 2015 IECC requires that the building thermal envelope be tested and verified in accordance with R402.4.1.2. Measuring air leakage for multifamily buildings or dwelling units using an air leakage to outside test (i.e. guarded) can be costly and time prohibitive. This is because in order to isolate leakage only through the building thermal envelope, all leakage to adjacent units through adiabatic surfaces must be pressure neutralized. The methodology below therefore allows for the use of total air leakage testing for multifamily dwelling units that includes air leakage to the exterior and to adjacent units (i.e. unguarded) to show compliance with R402.4.1.2. This increases the flexibility of the code without affecting stringency. This methodology has been approved for use by ESL, and the methodology applies only to jurisdictions in the NCTCOG area.)

****** Section R402.4 Air leakage (Mandatory); add a new section to read as follows:***

R402.4.1.5 Sampling options for R2 multifamily dwelling units. For buildings having three or more

---

dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R402.4.1.2. Prior to beginning sampling for testing, "Initial Testing" is required for each multifamily property. "Initial Testing" shall consist of the 3rd party testing contractor performing the required tests on at least three

consecutive dwelling units. Test results from the “Initial Testing” must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the “Initial Testing” must be within the same building. Dwelling units selected for “Initial Testing” shall not be included in a “sample group” or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for “Initial Testing.” The building official may delegate the random selection to the designated 3rd party testing contractor.

R402.4.1.5.1 Sample group Identification and Sampling. The builder shall identify a "sample group" which may be a building, floor, fire area or portion thereof. All of the dwelling units within the “sample group” must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each “sample group” for testing. The building official may delegate the random selection to the designated 3rd party testing contractor.

If each tested dwelling unit within a “sample group” meets the minimum code requirements, then all dwelling units in the “sample group” are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each “sample group” must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all “sample groups” shall not be less than a minimum of 15% of the dwelling units in a building.

R402.4.1.5.2 Failure to Meet Code Requirement(s). If any dwelling units within the identified “sample group” fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the “sample group” will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

(Reason: For many multifamily (R2 classifications) projects, it is very costly and time consuming to test each dwelling unit for projects where there may be dozens of dwelling units in each building. Considering that the same tradesman generally constructs a building, it is reasonable to deem that construction practices are consistent and that if a reasonable sampling of units tested pass then all units would pass. These amendments are very similar to other ordinances/policies from Austin and San Antonio.)

***** R403.3.3 (N1103.3.3) Duct Testing (Mandatory); add a last paragraph to read as follows:***

Mandatory testing shall only be performed by individuals that are certified to perform duct testing leakage testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

(Reason: The 2015 International Residential Code (IRC) and International Energy Conservation Code (IECC) includes enhanced emphasis on envelope infiltration and duct leakage. Significant changes in the residential energy requirements include more frequent requirement of performance testing for leakage. Residential Duct systems must be tested unless all ducts and equipment are located within the conditioned space. Envelope testing is required to demonstrate compliance with maximum allowable leakage rate. This language puts the regulatory authority on notice that the testing requires specialized credentials and establishes a conflict of interest baseline).

****** Section R403.3 Ducts; add a new section to read as follows:***

R403.3.4.1 Sampling options for R2 multifamily dwelling units. For buildings having three or more dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R403.3.3. Prior to beginning sampling for testing, "Initial Testing" is required for each multifamily property. "Initial Testing" shall consist of the 3rd party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the "Initial Testing" must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the "Initial Testing" must be within the same building. Dwelling units selected for "Initial Testing" shall not be included in a "sample group" or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for "Initial Testing." The building official may delegate the random selection to the designated 3rd party testing contractor.

R403.3.4.1.1 Sample group Identification and Sampling. The builder shall identify a "sample group" which may be a building, floor, fire area or portion thereof. All of the dwelling units within the "sample group" must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each "sample group" for testing. The building official may delegate the random selection to the designated 3rd party testing contractor.

If each tested dwelling unit within a "sample group" meets the minimum code requirements, then all dwelling units in the "sample group" are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each "sample group" must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all "sample groups" shall not be less than a minimum of 15% of the dwelling units in a building.

R403.3.4.1.2 Failure to Meet Code Requirement(s). If any dwelling units within the identified "sample group" fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the "sample group" will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

(Reason: For many multifamily (R2 classifications) projects, it is very costly and time consuming to test each dwelling unit for projects where there may be dozens of dwelling units in each building. Considering that the same tradesman generally constructs a building, it is reasonable to deem that construction practices are

consistent and that if a reasonable sampling of units tested pass then all units would pass. These amendments are very similar to other ordinances/policies from Austin and San Antonio.)

*****Section C402.2/R402.2 (N1102.2) Specific insulation requirements (Prescriptive); add Section C402.2.8 and R402.2.14 (N1102.2.14) to read as follows:***

Section C402.2.8/R402.2.14 (N1102.2.14) Insulation installed in walls. Insulation installed in walls shall be totally enclosed on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

(Reason: This will increase the performance of the insulation.)

******Section C403.7.4 Energy recovery ventilation systems (Mandatory); add exception #12 to read as follows:***

12. Individual ventilation systems that serve an individual dwelling unit or sleeping unit.

(Reason: This will clarify the intent of the section without requiring the user or the code official to analyze the numbers in the table. So a ventilation system that serves only an individual dwelling unit or sleeping unit does not require an energy recovery system.)

******Section C403.11.1 Duct and Plenum Insulation and Sealing (Mandatory); is amended by adding a second paragraph to read as follows:***

Environmental ducts and plenums installed in vertical chases, both supply and exhaust, where the ducts or plenums will not be accessible after construction completion, shall be leak tested in accordance with the SMACNA HVAC Air Leakage Test Manual to the installed ductwork class and pressure requirements.

Documentation shall be furnished demonstrating that representative sections totaling not less than 25 percent of the duct area have been tested and that all tested sections comply with the requirements of this section.

(Reason: Ductwork installed in chases is not accessible after construction completion. Leakage in these ducts will increase the energy use of the buildings and systems for the life of the building and reduce the system performance. Since the leakage in the chase enclosed ductwork would be difficult if not impossible to locate and correct, testing at the time of installation would assure that the ducts are properly installed and efficient.)

******Section R404.1 (N1104.1); revised in its entirety to read as follows:***

Section R404.1 (N1104.1) Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting fixtures or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

(Reason: This retains the 2015 language will allows for more flexibility.)

****Section 405.2 (N1105.2); add the exception to read as follows:**

Section 405.2 (N1105.2) Mandatory requirements. Compliance with the section requires that the mandatory provisions identified in Section 401.2 be met. Supply and return ducts not completely inside the building thermal envelope shall be insulated to an R-value of not less than R-6.

Exceptions:

1. For one and two family dwellings the maximum envelope leakage of 4 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.

2. For multifamily or townhomes and buildings classified as Group R2 and Group R4 of three stories or less the maximum envelope leakage of less than 5 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.

(Reason: This ACH tradeoff is approved by ESL and will require additional energy efficiencies to be implemented. This tradeoff is incorporated in ESL's IC3 Code Compliance Calculator as the 2015 NCTCOG path in the code drop down menu. Builders using IC3 will receive a code compliant notification if their designs meet the requirements of this tradeoff and all other energy code requirements.
Other compliance software products have not incorporated this tradeoff into their compliance reports. Building Officials receiving Section R405 submittals from software other than IC3 may approve a R405 compliance report that designates the building as not in compliance due to noncompliance with the 3 ACH50 envelope leakage mandatory measure, provided the report also states that the envelope leakage is no greater than 4 ACH50 for single family homes. REScheck™ may+
not have the flexibility to accommodate this tradeoff.)

***Section R405.6.2 (N1105.6.2); add the following sentence to the end of paragraph:**

Acceptable performance software simulation tools may include, but are not limited to, REM Rate™; Energy Gauge®; ICF International Beacon Residential; Ekotrope, HERS Module; Right-Energy HERS and IC3. Other performance software programs as listed by RESNET® and having the ability to provide a report as outlined in R405.4.2 may also be deemed acceptable performance simulation programs and may be considered by the building official.

(Reason: These performance software tools are listed by RESNET at the time of recommendation.)

****Section C405.9. Voltage drop in feeders; deleted in its entirety.**

(Reason: There are similar provisions in the NEC where this type of requirement is best managed.)

***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
3	65

[1] This table is effective until August 31, 2019.

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

CLIMATE ZONE	ENERGY RATING INDEX
3	63

[2] The table is effective from September 1, 2019 to August 31, 2022.

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

CLIMATE ZONE	ENERGY RATING INDEX
3	59

[3] This table is effective on or after September 1, 2022.

(Reason: The tables reflect the values and time table set forth in HB1736, 84th Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003.)

******Section C408.3.1 Functional Testing; amend to read as follows:***

C408.3.1 Functional Testing. Prior to passing final inspection, the *registered design professional* or *approved agency* shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed, and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type.

(Reason: The addition of 'or approved agency' will make the lighting systems requirements match the mechanical system requirements in C 408.2.1. This will facilitate and add flexibility to the enforcement of the commissioning requirements.)

END

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5g **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2180
Type Ordinance
Department Community Development

Title
Adopting the 2018 International Plumbing, Fuel Gas, and Mechanical Codes; and adopting the NCTCOG's respective regional amendments

Strategic Plan
4.3 Adopt best-practice planning and development processes

Explanation
First Reading and Public Hearing

Request: Several City departments, primarily Community Development and Fire, are proposing it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

Explanation: The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code. The codes are updated every three years. Since 1991, Colleyville has adopted new codes three times with the 1991, 2003, and 2012 editions. The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Purpose: The primary reasons for adopting the 2018 I-Codes include maintaining the City's approval rating with the Insurance Services Office, providing sustainability of the built environment, and promotion of health, safety, and welfare of the general public.

Analysis: A code adoption steering committee met in March to coordinate strategies for the implementation and advocacy of adopting the updated codes. The committee affirmed the necessity and the responsibility to Colleyville businesses and homeowners to advocate for progressive action through responsible code adoption. The consensus of the committee was to proceed with adopting the 2018 I-Codes along with the regional amendments.

At the April 6, 2021, Council Worksession, the desire from the council was for a staff review committee to go through the code books to identify any problematic changes. This committee consisted of the following staff members: Jerry Ducay, Mark Wood,

Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book referenced above were reviewed. A list of code changes that caught the committee's attention was prepared and included for review. However, the committee is proposing no changes.

Background: Of interest are the code changes between editions, which are voluminous and mostly benign. Most changes involve edits to definitions, phrases, or added sentences. Substantial code changes are few, vetted by code development committees, and voted on by International Code Council members that include code officials, manufacturers, home builders, contractors, and other construction industry officials.

The 2018 I-Codes have been published for three years now and have been adopted by area cities including Bedford, Flower Mound, Keller, North Richland Hills, Southlake, and Roanoke. Other north Texas cities that have already adopted the 2018's include Allen, Addison, Frisco, Benbrook, The Colony, Mansfield, Garland, Celina, Plano, University Park, Lewisville, Carrollton, Farmers Branch, and others.

The 2018 I-Codes have already been vetted by all of the municipalities listed above as there has not been any controversial issues brought forth during regular meetings over the years with north Texas building officials or inspectors. Contractors who work in Colleyville may have already done projects under the 2018 I-Codes in other cities, so the impact to Colleyville homeowners and businesses should be negligible overall. The codes are vetted every three years by advisory boards consisting of code officials, homebuilders, third party raters, manufacturers, and construction industry reps who review the code changes and vote to retain or amend the revisions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Ordinance O-21-2180

ORDINANCE O-21-2180

ADOPTING THE 2018 EDITIONS OF THE INTERNATIONAL PLUMBING CODE; THE INTERNATIONAL FUEL GAS CODE; AND THE INTERNATIONAL MECHANICAL CODE; REPEALING ORDINANCE NUMBER O-14-1937; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE ADOPTION OF LOCAL AMENDMENTS THERETO; PROVIDING FOR RECORDING OF SUCH CODE AS A PUBLIC_RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, City Council of the City of Colleyville deems it necessary to adopt this ordinance governing requirements for the installation and maintenance of plumbing systems including requirements for materials, in order to protect the health, safety, and welfare of the citizens of the City of Colleyville; and

WHEREAS, beginning in the spring of 2018, North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee (RCCC) and its four advisory boards conducted open review meetings over a one year period to review the 2018 editions of the International Codes and to develop regional amendments. Their review and recommendations were completed and endorsed by NCTCOG's Executive Board in September 2018. Now NCTCOG encourages jurisdictions in North Central Texas to adopt the 2018 editions of the International Plumbing Code, International Fuel Gas Code, and International Mechanical Code, along with its respective regional amendments.

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

Sec. 1. THAT the City of Colleyville hereby adopts the 2018 Edition of the International Plumbing Code, published by the International Code Council, (ICC), save and except such portions as are deleted or amended by this ordinance, and the same are hereby adopted and incorporated as fully as if set out at length herein. A true and correct copy of this Code is attached to this ordinance as Exhibit "A."

Sec. 2. THAT the 2018 International Plumbing Code, as adopted herein, is hereby amended as provided in Exhibit "B" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville may from time to time determine that additional local modifications to the 2018 International Plumbing Code are necessary and appropriate to meet the unique construction needs of the City of Colleyville. To effectuate these modifications, the City Council shall enact individual ordinances amending this ordinance fully setting forth the change to be made in the code. The amendments shall be consolidated as Exhibit "B" to this ordinance.

Sec. 3. THAT the International Fuel Gas Code, 2018 edition, published by the ICC, is hereby adopted as the Fuel Gas Code of the City of Colleyville, except for fuel gas systems otherwise regulated under the International Residential Code as adopted. A true and correct copy of this Code is attached to this ordinance as Exhibit "C."

Sec. 4. THAT the 2018 International Fuel Gas Code, as adopted herein, is hereby amended as provided in Exhibit "D" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville may from time to time determine that additional local modifications to the 2018 International Fuel Gas Code are necessary and appropriate to meet the unique construction needs of the City of Colleyville. To effectuate these modifications, the City Council shall enact individual ordinances amending this ordinance fully setting forth the change to be made in the code. The amendments shall be consolidated as Exhibit "D" to this ordinance.

Sec. 5. THAT the City of Colleyville hereby adopts the 2018 edition of the International Mechanical Code, published by the ICC, save and except such portions as are deleted or amended by this ordinance, and the same are hereby adopted and incorporated as fully as if set out at length herein. A true and correct copy of this Code is attached to this ordinance as Exhibit "E."

Sec. 6. THAT the 2018 International Mechanical Code, as adopted

herein, is hereby amended as provided in Exhibit "F" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville may from time to time determine that additional local modifications to the 2018 International Mechanical Code are necessary and appropriate to meet the unique construction needs of the City of Colleyville. To effectuate these modifications, the City Council shall enact individual ordinances amending this ordinance fully setting forth the change to be made in the code. The amendments shall be consolidated as Exhibit "F" to this ordinance.

Sec. 7. THAT the material contained in Exhibits "A", "B", "C", "D", "E", and "F" to this ordinance shall not be included in the formal municipal codification of ordinances, but shall be maintained as a public record in the Building Inspections office and will be available for public inspection and copying during regular business hours.

Sec. 8. THAT this ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. This ordinance is intended to replace Ordinance O-14-1937.

Sec. 9. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section. It is not the intention of this ordinance to conflict in any way with the Plumbing License Law of Texas.

Sec. 10. THAT any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be

fined not more than Two Thousand Dollars ($2,000.00) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars ($500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

Sec. 11. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of any ordinances affecting the installation and maintenance of systems which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance buy may be prosecuted until final disposition by the courts.

Sec. 12. THAT this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of October 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

EXHIBITS “A”, “C”, “E”

Exhibit A - 2018 International Plumbing Code Complete Edition

Exhibit C - 2018 International Fuel Gas Code Complete Edition

Exhibit E - 2018 International Mechanical Code Complete Edition

Located in the Building Inspections Office, City of Colleyville, Texas

EXHIBIT “B”

Amendments to the
2018 International Plumbing Code

The following sections, paragraphs, and sentences of the *2018 International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted. ~~Lined through~~ ~~type is deleted text from the IPC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 edition of the code.

****Table of Contents, Chapter 7, Section 714; change to read as follows:***

714 Engineered ~~Computerized~~ Drainage Design 69

(Reason: Editorial change to make compatible with amendment to Section 714.1.)

***** Section 101.1; amend to insert the Department Name***

101.1 Title. These regulations shall be known as the *Plumbing Code* of the City of Colleyville Building Inspections Department hereinafter referred to as "this code, or "department", and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

******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 Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

****Sections 106.6.2 and 106.6.3; change to read as follows:***

106.6.2 Fee schedule. The fees for all plumbing work shall be as ~~indicated in the following schedule: (JURISDICTION TO INSERT APPROPRIATE SCHEDULE)~~ adopted by resolution of the governing body of the jurisdiction.

106.6.3 Fee Refunds. The code official shall establish a policy for ~~authorize~~ authorizing the refunding of fees ~~as follows~~. *{Delete balance of section}*

(Reason: This calls to attention of local jurisdictions considering adoption that they need a fee schedule and a refund policy.)

****Section 109; delete entire section and insert the following:***

SECTION 109
MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)

******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.

(Reason: Allows for other materials to be accepted.)

305.4.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] 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.

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)

*****Section 305.7; change to read as follows:***

305.7 Protection of components of plumbing system. Components of a plumbing system installed within 3 feet along alleyways, driveways, parking garages or other locations in a manner in which they could be exposed to damage shall be recessed into the wall or otherwise protected in an *approved* manner.

(Reason: Provide a common cutoff point to designate a general separation distance at which plumbing systems should be safe for consistency in enforcement.)

******Section 306; change 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.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field)

*****Section 314.2.1; change to read as follows:***

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. ... {text unchanged} **...** Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

(Reason: Greater specificity in prohibited locations for condensate discharge. It is the intent of this amendment to send condensate discharge into a sanitary sewer drain. Consistent with regional amendment to IMC 307.2.1.)

***Section 409.2; change to read as follows:**

409.2 Water connection. The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608. (Remainder of section unchanged).

(Reason: Domestic dishwashing machines would be difficult to enforce and should already come equipped with backflow preventers. Consistent with regional amendments in IPC Section 608.)

***Section 413.4; change to read as follows:**

413.4 Required location for floor drains ~~Public laundries and central washing facilities~~. 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.

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

3. Public restrooms.

(Reason: To make more compatible with local health code practices.)

****Section 502.3; change to read as follows:**

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided . . . {bulk of paragraph unchanged} . . . side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater. 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.

4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the Code Official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed… {remainder of text unchanged}

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IMC and IFGC)

***Section 502.6; add Section 502.6 to read as follows:**

502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10-gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(Reason: To provide safe access to water heaters. (Consistent with regional amendments to IFGC 306.7 and IMC 306.3. Note reference to amendment above.)

****Section 504.6; change to read as follows:**

504.6 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 manufacture's 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.

6. Discharge in a manner that does not cause personal injury or structural damage.

7. Discharge to a termination point that is readily observable by the building occupants.

8. Not be trapped.

9. Be installed so as to flow by gravity.

10. Terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.

11. Not have a threaded connection at the end of such piping.

12. Not have valves or tee fittings.

13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and *approved* for such use in accordance with ASME A112.4.1.

14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place

(Reason: To provide a higher degree of safety.)

***Section 504.7.1; change to read as follows:**

Section 504.7.1 Pan size and drain to read as follows: 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 605.4. 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.

***Section 608.1; change to read as follows:**

608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, ~~except~~ and as specifically stated in Sections 608.2 through 608.16.10.

(Reason: To recognize local requirements.)

***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 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.

(Reason: To recognize regional practices.)

***Section 608.18; change to read as follows:**

608.18 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.17.1 through 608.17.8.

(Reason: To allow local requirements to govern.)

Section 703.6; Delete

(Reason: not a standard practice in this region)

*****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.

(Reason: to allow owners, installers, inspectors, and design professionals to ready identify product markers to determine they meet all required standards.)

*****Section 712.5; add Section 712.5 to read as follows:***

712.5 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.

(Reason: To address dual pump system. To provide reference for storm drainage systems.)

*****Section 713, 713.1; change to read as follows:***

SECTION 713
ENGINEERED ~~COMPUTERIZED~~ DRAINAGE DESIGN

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

(Reason: Code was too restrictive.)

****Section 803.3; added to read as follows:**

803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.

(Reason: To clarify the allowable materials which are specifically listed for chemical drainage applications.)

*****Section 903.1; change to read as follows:***

903.1 Roof extension. 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.

(Reason: To provide regional guideline on standard installation method for this area and address reference number correction.)

******Section 918.8; change to read as follows.***

918.8 **Where permitted**. Individual, branch and circuit vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 918.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 918.3.2. Air admittance valves shall only be installed with the prior approval of the building official.

(Reason: Mechanical Device that is subject to failure and not installed per manufacturer)

*****Section 1003; INTERCEPTORS AND SEPARATORS: delete 1003.1 through 1003.10 and add:***

The installation, maintenance, and recordkeeping of grease interceptors and separators shall be in accordance with the City of Colleyville Fats, Oils, and Grease (FOG) Manual and Policy.

*****Section 1106.1; change to read as follows:***

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour ~~the 100-year hourly~~ rainfall rate ~~indicated in Figure 1106.1 or on other rainfall rates determined from *approved* local weather data~~.

(Reason: Specify the roof drain size normally used in the area.)

*****Section 1108.3; change to read as follows:***

1108.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106 ~~based on the rainfall rate for which the primary system is sized in Figure 1106.1 or on other rainfall rates determined from *approved* local weather data.~~ Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

(Reason: Specify that overflow drainage is to be the same size as the normal roof drains.)

****Section 1109; delete this section.**

******Section 1202.1; delete Exceptions 1 and 2.***

(Reason: State law already specifies that Med Gas systems must comply with NFPA 99.)

END

EXHIBIT "D"

Amendments to the

2018 International Fuel Gas Code

The following sections, paragraphs, and sentences of the *2018 International Fuel Gas Code* are hereby amended as follows: Standard type is text from the IFGC. Underlined type is text inserted. ~~Lined through type is deleted text from IFGC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 code.

*****Section 101.1; amend to insert the Department Name***

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of the City of Colleyville Building Inspections Department hereinafter referred to as "this code, or "department", and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

*****Section 102.2; add an exception to read as follows:***

Exception: Existing dwelling units shall comply with Section 621.2.

(Reason: Previous code provisions made unvented heater provisions retroactive except as provided for in local amendment. This amendment and amendment to IFGC 621.2 better clarify what the code already states: existing systems may stay unless considered unsafe.)

*****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 ICC *Electrical Code* shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

*****Section 109; delete entire section and insert the following:***

SECTION 109
MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)

******Section 306.3; change to read as follows:***

[M] 306.3 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.

4. *Access* Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening.

2. Where the passageway is not less than … *{bulk of section to read the same}*.

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IMC 306.3.)

******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}*.

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

*****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*.

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

*****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"

(Reason: To protect homeowners and plumbers.)

***Section 404.12; change to read as follows:**

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of ~~12~~ 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

(Reason: To provide increased protection to piping systems and address reference number change.)

***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.~~

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig.)

***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~~ 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.

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges.)

***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.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology.)

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.

(Reason: To require adequate access to regulators.)

Section 621.2; add exception as follows:

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.

(Reason: Gives code official discretion.)

END

EXHIBIT "F"

Amendments to the 2018 International Mechanical Code

The following sections, paragraphs, and sentences of the *2018 International Mechanical Code* (IMC) are hereby

amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment of the 2018 edition of the 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 Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

*****Section 109; delete entire section and insert the following:***

SECTION 109
MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)
codes.)

******Section 306.3; change to read as follows:***

306.3 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:

5. A permanent stair.

6. A pull-down stair with a minimum 300 lb. (136 kg) capacity.

7. An *access* door from an upper floor level.

8. *Access* Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed… *{remainder of section unchanged}*

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to International Fuel and gas Code (IFGC) 306.3.)

******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}*.

(Reason: To assure access to roof appliances and provide options to not extend exterior ladders to grade. Consistent with IFGC amendments.)

*****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}*.

(Reason: To assure safe access to roof appliances. Consistent with IFGC amendments.)

*****Section 306; add Section 306.6 to read as follows:***

306.6 Water Heaters Above Ground or Floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A maximum 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and the water heater installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(Reason: To provide safe access to water heaters and to provide lighting and receptacle for maintenance of equipment. Consistent with regional amendments to IFGC 306.7 and International Plumbing Code (IPC) 502.5.)

*****Section 307.2.3; amend item 2 to read as follows:***

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

(Reason: Greater specificity in prohibited locations for condensate discharge. Consistent with regional amendment to IPC 314.2.1.)

***Section 403.2.1; add an item 5 to read as follows:**

9. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an *approved* mechanical recirculating fan or similar device designed to remove odors from the air.

(Reason: Consistent with common regional practice. Consistent with regional amendment to International Residential Code (IRC) R303.3.)

***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 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.

(Reason: Provide a reasonable alternative in areas where a large volume of outside air is present.)

***Section 607.5.1; change to read as follows:**

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing**.** For hazardous exhaust systems see Section 510.1-510.9 IMC.

(Reason: Correspond with un-amended IBC 710.7.)

END

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5h **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2181
Type Ordinance
Department Community Development

Title
Adopting the 2018 International Fire Code; and adopting the NCTCOG's respective regional amendments

Strategic Plan
4.3 Adopt best-practice planning and development processes

Explanation
First Reading and Public Hearing

Request: Several City departments, primarily Community Development and Fire, are proposing it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

Explanation: The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code. The codes are updated every three years. Since 1991, Colleyville has adopted new codes three times with the 1991, 2003, and 2012 editions. The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Purpose: The primary reasons for adopting the 2018 I-Codes include maintaining the City's approval rating with the Insurance Services Office, providing sustainability of the built environment, and promotion of health, safety, and welfare of the general public.

Analysis: A code adoption steering committee met in March to coordinate strategies for the implementation and advocacy of adopting the updated codes. The committee affirmed the necessity and the responsibility to Colleyville businesses and homeowners to advocate for progressive action through responsible code adoption. The consensus of the committee was to proceed with adopting the 2018 I-Codes along with the regional amendments.

At the April 6, 2021, Council Worksession, the desire from the council was for a staff review committee to go through the code books to identify any problematic changes. This committee consisted of the following staff members: Jerry Ducay, Mark Wood,

Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book referenced above were reviewed. A list of code changes that caught the committee's attention was prepared and included for review. However, the committee is proposing no changes.

Background: Of interest are the code changes between editions, which are voluminous and mostly benign. Most changes involve edits to definitions, phrases, or added sentences. Substantial code changes are few, vetted by code development committees, and voted on by International Code Council members that include code officials, manufacturers, home builders, contractors, and other construction industry officials.

The 2018 I-Codes have been published for three years now and have been adopted by area cities including Bedford, Flower Mound, Keller, North Richland Hills, Southlake, and Roanoke. Other north Texas cities that have already adopted the 2018's include Allen, Addison, Frisco, Benbrook, The Colony, Mansfield, Garland, Celina, Plano, University Park, Lewisville, Carrollton, Farmers Branch, and others.

The 2018 I-Codes have already been vetted by all of the municipalities listed above as there has not been any controversial issues brought forth during regular meetings over the years with north Texas building officials or inspectors. Contractors who work in Colleyville may have already done projects under the 2018 I-Codes in other cities, so the impact to Colleyville homeowners and businesses should be negligible overall. The codes are vetted every three years by advisory boards consisting of code officials, homebuilders, third party raters, manufacturers, and construction industry reps who review the code changes and vote to retain or amend the revisions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Ordinance O-21-2181

ORDINANCE O-21-2181

ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE; REPEALING ORDINANCE NO O-14-1938 AND CHAPTER 46, ARTICLE II OF THE CODE OF ORDINANCES OF THE CITY OF COLLEYVILLE, TEXAS, EXCEPT SAVING SECTION 903.2.10.7 FROM THE 2003 AND 2012 IFC IN ITS ENTIRITY; PROVIDING FOR THE ADOPTION OF LOCAL AMENDMENTS THERETO; PROVIDING A PENALTY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE

WHEREAS, the City of Colleyville, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Colleyville wishes to adopt the 2018 edition of the International Fire Code to provide for the safety of the citizens of Colleyville; and

WHEREAS, the beginning in the spring of 2018, North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee (RCCC) and its four advisory boards conducted open review meetings over a one-year period to review the 2018 editions of the International Codes and to develop regional amendments. Their review and recommendations were completed and endorsed by NCTCOG's Executive Board in September 2018. Now NCTCOG encourages jurisdictions in North Central Texas to adopt the 2018 International Fire Code along with its respective regional amendments.

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

Sec. 1. THAT the City of Colleyville hereby adopts the 2018 Edition of the International Fire Code, including Appendix Chapters A, B, C, D, E, F, G, H, and I published by the International Code Council, save and except such portions as are deleted or amended by this ordinance, and the same are hereby adopted and incorporated as fully as if set out at length herein. A true and correct copy of this Code is attached to this ordinance as Exhibit "A".

Sec. 2. THAT the 2018 International Fire Code, as adopted herein, is hereby amended as provided in Exhibit "B". The City of

Colleyville, Texas may from time to time determine that additional local modifications to the Fire Code are necessary and appropriate to meet the unique needs of the City of Colleyville, Texas. To effectuate these local modifications, the City Council shall enact individual ordinances amending this Ordinance, fully setting forth the change to be made in the Fire Code. These amendments shall be consolidated as Exhibit "B" to this Ordinance.

Sec. 3. THAT this ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where provisions of this ordinance are in direct conflict with the provisions of another ordinance, in which event the conflicting provisions of the other ordinance are hereby repealed. This ordinance is intended to replace Ordinance No. O-14-1938.

Sec. 4. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since they would have been enacted by the City Council without the incorporation in this ordinance of the unconstitutional phrase, clause, sentence, paragraph, or section.

Sec. 5. THAT any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping or refuse, and shall be fined not more than five hundred dollars ($500) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

Sec. 6. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of Article I, Chapter 46 “Fire Code” of the Code of Ordinances, City of Colleyville, Texas, as amended, or any other ordinances affecting such code which have accrued at the time of the

effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of October 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

EXHIBIT A

2018 International Fire Code Complete Edition

Located in the Building Inspections Office, City of Colleyville, Texas.

EXHIBIT "B"

Amendments to the
2018 International Fire Code

The following sections, paragraphs, and sentences of the *2018 International Fire Code* (IFC) are hereby amended as follows: Standard type is text from the IFC. Underlined type is text inserted. ~~Lined through type is deleted text from IFC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 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.

(Reason: To clarify that there are other provisions in the fire code applicable to existing buildings that are not located in Chapter 11, including but not limited to Section 505 Premises Identification.)

***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.

(Reason: For clarity to allow for better understanding in areas not requiring such permits, such as unincorporated areas of counties. This amendment may be struck by a city.)

***Section 105.7; add Section 105.7.26 to read as follows:**

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

(Reason: Adds construction permit requirements for electronic access control systems affecting access and/or egress to ensure proper design and installation of such systems. These changes reflect local practices of municipalities in this region.)

***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
- Colonic centers
- Psychiatric centers

(Reason: to clarify the range of uses included in the definition)

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

(Reason: Accepted practice in the region based on legacy codes. IBC Section 1009 permits unenclosed two story stairways under certain circumstances.)

**** [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.

(*Reason: Added from International Building Code (IBC) definitions for consistency in interpretation of the subject requirements pertaining to such occupancies.)*

****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.

(Reason: Clearly defines options to the fire department for providing a fire watch.)

****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}…*

(Reason: Increased safety from fireworks related injuries.)

****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, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

(Reason: To provide protection for worst-case scenario in flexible or unknown situations.)

****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.
(Reason: Allows for additional construction safety features to be provided, based on firefighting response capabilities.)

****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.

(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IBC.)

****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.

(Reason: To provide a definition that does not exist in the code.)

****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.

(Reason: To provide a definition that does not exist in the code for fire watch accommodations as required 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:

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

(Reason: This is referenced in several places, but the wording of "upgraded or replaced" is somewhat ambiguous and open to interpretation. Defining it here allows for consistent application across the region.)

*****Section 307.1.1; change to read as follows:***
*****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.}

(Reason: To further protect adjacent property owners/occupants from open burning and/or smoke emissions from open burning.)

*****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*.

(Reason: Amendments to 307.2, 307.4, 307.4.3, and 307.5 better explain current requirements and recognize that jurisdictions have local established policies that best fit their environments.)

*****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.

(Reason: Provides direction as to responsible parties relative to extinguishment of the subject open burning.)

*****Section 307.4; 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.}

(*Reason: To increase the separation distance thereby increasing the safety to adjacent properties, as per applicable TCEQ rules and regulations regarding outdoor burning.)*

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

Exceptions:

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

(Reason: To reflect similar allowances for open-flame cooking in these same locations.)

*****Section 307.4.4 and 5; add section 307.4.4 **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.

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

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

(Reason: To provide a greater level of safety for this potentially hazardous fire exposure condition. Decrease in separation distance allowed for outdoor firepits due to permanent nature of construction having substantial securement.)

*****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}*

(Reason: Adds attendance for trench burns based on previous amendment provision for such.)

*****Section 308.1.4; change to read as follows:***

308.1.4 Open-flame Cooking Devices. ~~Charcoal burners and other o~~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, except that 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).

2. Where buildings, balconies and decks are protected by an approved *automatic sprinkler system*, except that 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).

3. {No change.}

(Reason: Decrease fire risk in multi-family dwellings and minimizes ignition sources and clarify allowable limits for 1 & 2 family dwellings, and allow an expansion for sprinklered multi-family uses. This amendment adds clarification and defines the container size allowed for residences.)

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

Exceptions:

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

(Reason: Section identified in published code is inappropriate.)

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*.

(Reason: Eliminates the potential fire hazard presented by utilization of such devices and the potential accidental release of such devices.)

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 110 of this code relating to structural or interior hazards, ~~shall be marked~~ as required by Section 311.5.1 through 311.5.5.

(Reason: There may be situations where placarding is not desired or necessary; also clarifies intent that it is not the fire code official's responsibility to provide the placard.)

Section 403.5; change Section 403.5 to read as follows:

403.5 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 403.5.1 through 403.5.3.

(Reason: The diagrams are intended to assist with egress in such occupancies – specifically, the primary teacher is not always present to assist children with egress. Also, such will help reinforce evacuation drill requirements.)

Section 404.2.2; add Number 4.10 to read as follows:

4.10 Fire extinguishing system controls.

(Reason: The committee believed this information could be of great help to such plans to facilitate locating sprinkler valves to minimize water damage, for instance.)

Section 405.4; change Section 405.4 to read as follows:

405.4 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.

(Reason: This change clarifies who may require a fire or evacuation 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.~~

(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)

***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 ten feet (10') wide unobstructed pathway around the external walls of the structure.

(Reason: Recognizes that the hose lay provision can only be measured along a pathway that is wide enough for fire fighter access.)

***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.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)

***Section 503.2.2; change to read as follows:**

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are to standardize the dimensions for this area. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus during a fire or EMS emergency.)

***Section 503.2.3; change Section 503.2.3 to read as follows:**

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 80,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight.)

***Section 503.3; change to read as follows:**

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.

(Reason: Establishes a standard method of marking and reflects local long-standing practices.)

***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 any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed.)

***Section 505.1; change to read as follows:**
***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.

(Reason: To increase the minimum addressing requirements for commercial properties and establish a minimum for single-family residential properties Such improves legibility of these signs which are critical to emergency response in a more timely manner.)

***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 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.

(Reason: Clarifies intent of the test to ensure contractor accounts for water supply fluctuations.)

***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.

(Reason: Additional guidance based on legacy language to ensure these critical devices are available in an emergency incident.)

***Section 509.1.2; add new Section 509.1.2 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.

(Reason: Provides direction as to appropriate sign criteria to develop local and regional consistency in this regard.)

****Section 603.3.2 and 603.3.2.1; change to read as follows:**

603.3.1 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.

603.3.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 603.3.2.1 through 603.3.2.5 ~~or~~ and Chapter 57.

603.3.2.1 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 for Class III liquids, 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 as a double-wall/secondary containment tank.
3. 3,000 gallons (11 356 L) where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7 and the room is protected by an *automatic sprinkler system* in accordance with Section 903.3.1.1.

(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 603.3, so compliance with Chapter 57 is also required. The Board determined that fuel storage in such tanks inside of buildings is commonly in double-wall tanks, and that this inherent leak protection was prudent in order to allow these quantities of combustible liquids to be stored inside a building for such purpose.)

***Section 807.5.2.2 and 807.5.2.3; 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.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

Section 807.5.5.2 and 807.5.5.3; 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.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

****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.

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 night time 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*.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

***Section 901.6.4; add Section 901.6.4 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.

(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of “prohibition of false alarms”. Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety systems.)

***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}*

(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)

***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*.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

***Section 903.2.8; add sentence to read as follows:**

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except as amended for Group R-3 occupancies.

(Reason: Amendment carried forward from previous codes)

***Section 903.2.8.1; add sentence to read as follows:**

903.2.8.1 Group R-3. R903.2.10.7 ~~An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except as amended for Group R-3 occupancies~~. **R903.2.10.7** An automatic sprinkler system shall be installed in all Group R-3 buildings with a building area over 7,500 square feet or living area over 6,000 square feet. For the purpose of this provision, living area shall include all areas included in "air conditioned", future or "bonus rooms" or other areas determined to be actual or intended living areas.

(Reason: Amendment carried forward from previous codes)

***Section 903.2; add paragraph to read as follows and delete the exception:**

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."

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3005.4, such that passive fire barriers for these areas are maintained. The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building.)

***Section 903.2.9; add Section 903.2.9.3 to read as follows:**

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

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. Previous allowance to separate units by fire barriers is difficult to enforce maintenance after opening.)

***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 (~~16 764~~ 10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

~~1.~~ Open parking structures in compliance with Section 406.5 of the *International Building Code, having no other occupancies above the subject garage*.

~~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*.

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

***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 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. ~~In rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
5. ~~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.
6. {Delete.}

(Reason: Gives more direction to code official. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

****Section 903.3.1.2.3; delete section and replace as follows:**

[F] 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.

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such,

based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

***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.

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)

***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, pre-action, 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.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. Listed antifreeze is specifically included because NFPA currently allows such even though there is no currently listed antifreeze at the time of development of these amendments. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

***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.

(Reason: To define uniform safety factor for the region.)

***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.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)

***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.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)

***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.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air 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.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire. Manual dry option added this edition.)

***Section 905.4, change Item 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 four 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.

(Reason: Item 1, 3, and 5 amendments to remove 'interior' will help to clarify that such connections are required

for all 'exit' stairways, to ensure firefighter capabilities are not diminished in these tall buildings, simply because the stair is on the exterior of the building. Item 5 reduces the amount of pressure required to facilitate testing, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.)

***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.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)

***Section 907.1; add Section 907.1.4 and 907.1.4.1 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.

(Reason: Provides for the ability of descriptive identification of alarms, and reduces need for panel replacement in the future. Updated wording to match the language of the new requirement at 907.5.2.3. Change of terminology allows for reference back to definitions of NFPA 72.)

***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 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.

(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices or reduces ability of fire alarm system to notify occupants of the emergency condition.)

***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.}

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

***Section 907.2.12, 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.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)

***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.

(Reason: Helps to reduce false alarms.)

***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.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

***Section 907.6.3; delete all four Exceptions.**

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems. This is moved from 907.6.5.3 in the 2012 IFC and reworded to match new code language and sections.)

***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.

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems. This is moved from 907.6.5.3 in the 2012 IFC and reworded to match new code language and sections.)

***Section 909.22; add to read as follows:**

909.22 Stairway or Ramp Pressurization Alternative. Where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and the stair pressurization alternative is chosen for compliance with Building Code requirements for a smokeproof enclosure, interior exit stairways or ramps shall be pressurized to a minimum of 0.10 inches of water (25 Pa) and a maximum of 0.35 inches of water (87 Pa) in

the shaft relative to the building measured with all interior exit stairway and ramp doors closed under maximum anticipated conditions of stack effect and wind effect. Such systems shall comply with Section 909, including the installation of a separate fire-fighter's smoke control panel as per Section 909.16, and a Smoke Control Permit shall be required from the fire department as per Section 105.7.

909.22.1 Ventilating equipment. The activation of ventilating equipment for the stair or ramp pressurization system shall be by smoke detectors installed at each floor level at an approved location at the entrance to the smokeproof enclosure. When the closing device for the stairway or ramp shaft and vestibule doors is activated by smoke detection or power failure, the mechanical equipment shall activate and operate at the required performance levels. Smoke detectors shall be installed in accordance with Section 907.3.

909.22.1.1 Ventilation Systems. Smokeproof enclosure ventilation systems shall be independent of other building ventilation systems. The equipment, control wiring, power wiring and ductwork shall comply with one of the following:

1. Equipment, control wiring, power wiring and ductwork shall be located exterior to the building and directly connected to the smokeproof enclosure or connected to the smokeproof enclosure by ductwork enclosed by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
2. Equipment, control wiring, power wiring and ductwork shall be located within the smokeproof enclosure with intake or exhaust directly from and to the outside or through ductwork enclosed by not less than 2-hour barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.
3. Equipment, control wiring, power wiring and ductwork shall be located within the building if separated from the remainder of the building, including other mechanical equipment, by not less than 2-hour fire barriers constructed in accordance with Section 707 of the Building Code or horizontal assemblies constructed in accordance with Section 711 of the Building Code, or both.

Exceptions:

1. Control wiring and power wiring utilizing a 2-hour rated cable or cable system.
2. Where encased with not less than 2 inches (51 mm) of concrete.
3. Control wiring and power wiring protected by a listed electrical circuit protective systems with a fire-resistance rating of not less than 2 hours.

909.21.1.2 Standby Power. Mechanical vestibule and stairway and ramp shaft ventilation systems and automatic fire detection systems shall be provided with standby power in accordance with Section 2702 of the Building Code.

909.22.1.3 Acceptance and Testing. Before the mechanical equipment is approved, the system shall be tested in the presence of the fire code official to confirm that the system is operating in compliance with these requirements.

(Reason: To assist with enforcement of such as a smoke control system, as per Section 909.6.3, especially since a permit is now specifically required for such systems in the Fire Code. Also ensures that a firefighter's override panel is provided as per 909.16 for such systems. The above amendment copies the applicable requirements for such systems from Section 909.20 of the Building Code into the Fire Code. Although the published code did copy the elevator pressurization requirements into the Fire Code, it did not copy over the stair pressurization requirements.)

*****Section 910.2; change Exception 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.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while still prohibiting such systems from being automatically activated, which is a potential detriment to the particular sprinkler systems indicated.)

***Section 910.2; add subsections 910.2.3 with exceptions 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 m^2) 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.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish.)

***Section 910.3; add section 910.3.4 to read as follows:**

910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.
The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

910.3.4.2 Nonsprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

(Reason: Amendment continues to keep applicable wording from prior to the 2012 edition of the IFC. Specifically, automatic activation criteria is no longer specifically required in the published code. Specifying a temperature range at which smoke and heat vents should activate in sprinklered buildings helps to ensure that the sprinkler system has an opportunity to activate and control the fire prior to vent operation.)

***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.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually.

Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

***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.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

***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.

(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

***Section 914.3.1.2; change to read as follows:**

914.3.1.2 Water Supply to required Fire Pumps. In buildings that are more than ~~420~~ 120 feet (37 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.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changes the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

Section 1006.2.2.7; Add Section 1006.2.2.7 as follows:

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

(Reason: Cross reference necessary for coordination with the NEC which has exiting requirements as well.)

****Section 1009.8; add the following Exception 7:**

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.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments in Chapter 11.)

****Section 1010.1.9.5 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)

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

****Section 1020.1 Construction; add exception 6 to read as follows:**

6. In 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.

(Reason: Regionally accepted alternate method.)

****Section 1029.1.1.1 Spaces under grandstands and bleachers; delete this section.**
(Reason: Unenforceable.)

*****Section 1031.2; change to read as follows:***

1031.2 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.

(Reason: Maintain legacy levels of protection and long-standing regional practice, and provide firefighter safety.)

*****Section 1103.3; add sentence to end of paragraph as follows:***

Provide emergency signage as required by Section 606.3.

(Reason: Coordinates requirements of previous amendment.)

*****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.

(Reason: Regional consistency of this retroactive requirement to allow business owners adequate time to budget

to accommodate the cost of the fire sprinkler system.)

***Section 1103.5; add Section 1103.5.5 to read as follows:**

1103.5.5 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.

(Reason: Consistent with amendment to IFC 2404, and long-standing regional requirement to protect this hazardous operation.)

****Section 1103.7; add Section 1103.7.7 and 1103.7.7.1 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.

(Reason: To assist responding personnel in locating the emergency event and provide clarity as to percentages of work that results in a requirement to upgrade the entire fire alarm system.)

****Section 1203; change and add to read as follows:**

1203.1.1 {No change.}
1203.1.2 {No change.}
1203.1.3 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 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.
1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.~~18~~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 907.2.19 and 914.2.3
Group A Occupancies, Sections 907.2.1 and 907.5.2.2.4.
Special Amusement Buildings, Section 907.2.11
High-rise Buildings, Section 907.2.12
Atriums, Section 907.2.13
Deep Underground Buildings, Section 907.2.18

1203.2.5 through 1203.2.13 {No change.}
1203.2.14 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)
1203.2.15 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.

1203.2.16 {No change.}

1203.2.17 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 410.2.5
Special Amusement Buildings (as applicable to Group A's), *International Building Code*, Section 411.1
Smoke Protected Seating, Section 1029.6.2.

1203.2.18 {No change.}

1203.2.19 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.19 and 914.2.3.

1203.2.20 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.

1203.2.21 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 909.20.6.2.

1203.2.22 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

1203.2.23 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.

1203.2.24 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 504.10, Item 7.

1203.2.25 Hydrogen Cutoff Rooms. Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with the *International Building Code*, Section 421.

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.}

1203.7 Energy Time Duration. Unless a time limit is specified by the fire code official, in this chapter or elsewhere in this code, or in any other referenced code or standard, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

(Reason: These amendments were moved from Chapter 6, due to relocation of the published sections to this new Chapter 12. These provisions provide a list to complete and match that throughout the codes. The only additional requirements are the reference to COPS in NFPA 70, and the specified Energy time duration. Other changes are a reference to a code provision that already exists.)

*****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.

(Reason: Allows a facility to apply the attended and unattended requirements of the code when both are potentially applicable.)

***Section 2401.2; delete this section.**

(Reason: This section eliminates such booths from all compliance with Chapter 15 including, but not limited to: size, ventilation, fire protection, construction, etc. If the product utilized is changed to a more flammable substance, the lack of compliance with Chapter 15 could result in significant fire or deflagration and subsequent life safety hazard.)

****Section 3103.3.1; delete this section.**

(Reason: This new section of the Fire Code requires a fire sprinkler system to be installed in temporary tents and membrane structures, which is not a reasonable or enforceable requirement for a temporary use. A fire watch or fire alarm system is a more advisable approach for such occupancies that are only temporary.)

***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.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event, while ensuring proper operation of the sprinkler protection provided. Also, gives an alternative to smoke and heat vents.)

****Table 3206.2, footnote j; 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.

(Reason: This is a long-standing legacy requirement and provides passive protection for extremely large buildings where it would be otherwise impossible to control the spread of fire without the fire wall in place in an uncontrolled fire event, which is much more likely in high hazard commodities, such as tires, flammable liquids, expanded plastics, etc.)

***Section 3310.1; add sentence to end of paragraph to read as follows:**

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.

(Reason: Reference requirement of Section 501.4.)

***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.

Exceptions:

1. Only when approved for fireworks displays, 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.}*

(Reason: Restricts fireworks to approved displays only, which is consistent with regional practice. Such is intended to help protect property owners and individuals from unintentional fireworks fires within the jurisdiction, as well as to help protect individuals from fireworks injuries. It is noted that there has been a change in the State Law to allow possession of unopened fireworks in certain areas of the vehicle, and it is highly recommended that AHJ's familiarize themselves with the applicable State Laws in this regard.)

***Section 5703.6; add a sentence to read as follows:**

5703.6 Piping Systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Coordinates with TCEQ requirements.)

***Section 5704.2.11.4; add a sentence 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.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications.)

***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.

(Reason: Reference to IFC Section 5704.2.11.4.3 amendment.)

***Section 5704.2.11.4.3; add Section 5704.2.11.4.3 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.

(Reason: Provides an economical means of checking potential leaks at each tank site.)

***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.

(Reason: The general public does not expect a hazardous operation to be occurring in a typical parking lot or for a fuel truck to be traversing such parking lot, temporarily fueling a vehicle, and moving on to the next area in the parking lot to fuel the next vehicle. Vehicular accidents occur in parking lots on a regular basis, but the presence of a fuel truck, especially one in the process of fueling a vehicle with gasoline, greatly adds to the potential risk involved in such accidents. By restricting such operations to the occupancies in question, the employees of the business may be adequately notified to expect such operations to occur in the parking lot.)

***Section 6103.2.1; add Section 6103.2.1.8 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.

(Reason: To provide a consistent and reasonable means of regulating the use of portable LP-Gas containers in these situations. Reduces the hazard presented by portable containers when natural gas is already available. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

***Section 6104.2, Exception; add an exception 2 to read as follows:**

Exceptions:

1. *{existing text unchanged}*
2. Except as permitted in Sections 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

(Reason: To provide a consistent and reasonable means of regulating the use LP-Gas containers. Reduces the hazard presented by such containers when natural gas is already available. References regional amendment to IFC 6104.3.2. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

***Section 6104.3; add Section 6104.3.3 to read as follows:**

6104.3.3 Spas, Pool Heaters, 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 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.

(Reason: Allows for an alternate fuel source. Dwelling density must be considered and possibly factored into

zoning restrictions. Reduces the hazard presented by over-sized LP-Gas containers. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

*****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.~~

(Reason: NFPA 58 does not provide substantial physical protection [it allows raised sidewalks, fencing, ditches, parking bumpers as 'vehicle barrier protection'] of the container(s) from vehicular impact as is required and has been required historically, as per Section 312, i.e. bollard protection. Further, the exception to Section 6109.13 would allow for portable containers in ventilated metal cabinets to not require any physical protection whatsoever from vehicular impact, regardless of the location of the containers. Please note that current State Law does not allow for the enforcement of any rules more stringent than that adopted by the State, so this amendment is only applicable as to the extent allowed by that State Law.)

***** {Applicable to those jurisdictions adopting Appendix B}***
Table B105.2; change footnote a. to read as follows:

a. The reduced fire-flow shall be not less than ~~1,000~~ 1,500 gallons per minute.

(Reason: The minimum fire-flow of 1,500 gpm for other than one- and two- family dwellings has existed since the 2000 edition of the IFC, as well as the Uniform Fire Code before that. Little to no technical justification was provided for the proposed code change at the code hearings. The board believes that the already-allowed 75 percent reduction in required fire-flow for the provision of sprinkler protection is already a significant trade-off. The minimum 1,500 gpm is not believed to be overly stringent for the vast majority of public water works systems in this region, especially since it has existed as the requirement for so many years. Further, the continued progression of trading off more and more requirements in the codes for the provision of sprinkler protection has made these systems extremely operation-critical to the safety of the occupants and properties in question. In other words, should the sprinkler system fail for any reason, the fire-flow requirements drastically increase from that anticipated with a sprinkler-controlled fire scenario.)

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5i **Agenda Date** 10/4/2021 **Number** Ordinance O-21-2182
Type Ordinance
Department Community Development

Title
Adopting the 2018 International Swimming Pool and Spa Code and the 2018 International Existing Building Code; and adopting the NCTCOG's respective regional amendments

Strategic Plan
4.3 Adopt best-practice planning and development processes

Explanation
First Reading and Public Hearing

Request: Several City departments, primarily Community Development and Fire, are proposing that it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

Explanation: The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code. The codes are updated every three years. Since 1991, Colleyville has adopted new codes three times with the 1991, 2003, and 2012 editions. The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Purpose: The primary reasons for adopting the 2018 I-Codes include maintaining the City's approval rating with the Insurance Services Office, providing sustainability of the built environment, and promotion of health, safety, and welfare of the general public.

Analysis: A code adoption steering committee met in March to coordinate strategies for the implementation and advocacy of adopting the updated codes. The committee affirmed the necessity and the responsibility to Colleyville businesses and homeowners to advocate for progressive action through responsible code adoption. The consensus of the committee was to proceed with adopting the 2018 I-Codes along with the regional amendments.

At the April 6, 2021, Council Worksession, the desire from the council was for a staff

review committee to go through the code books to identify any problematic changes. This committee consisted of the following staff members: Jerry Ducay, Mark Wood, Ronni Orr, Kyle Lester, Chris Pena, Eddie Wilson, Rob McKeown, and Ben Bryner. The committee met almost weekly in the months of May, June, July, and August. Both the 2015 and 2018 versions of each book referenced above were reviewed. A list of code changes that caught the committee's attention was prepared and included for review. However, the committee is proposing no changes.

Background: Of interest are the code changes between editions, which are voluminous and mostly benign. Most changes involve edits to definitions, phrases, or added sentences. Substantial code changes are few, are vetted by code development committees, and voted on by International Code Council members that include code officials, manufacturers, home builders, contractors, and other construction industry officials.

The 2018 I-Codes have been published for three years now and have been adopted by area cities including Bedford, Flower Mound, Keller, North Richland Hills, Southlake, and Roanoke. Other north Texas cities that have already adopted the 2018's include Allen, Addison, Frisco, Benbrook, The Colony, Mansfield, Garland, Celina, Plano, University Park, Lewisville, Carrollton, Farmers Branch, and others.

The 2018 I-Codes have already been vetted by all of the municipalities listed above as there has not been any controversial issues brought forth during regular meetings over the years with north Texas building officials or inspectors. Contractors who work in Colleyville may have already done projects under the 2018 I-Codes in other cities, so the impact to Colleyville homeowners and businesses should be negligible overall. The codes are vetted every three years by advisory boards consisting of code officials, homebuilders, third party raters, manufacturers, and construction industry reps who review the code changes and vote to retain or amend the revisions.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Ordinance O-21-2182

ORDINANCE O-21-2182

ADOPTING THE 2018 EDITIONS OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE, AND THE INTERNATIONAL EXISTING BUILDING CODE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE ADOPTION OF LOCAL AMENDMENTS THERETO; PROVIDING FOR RECORDING OF SUCH CODE AS A PUBLIC_RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Colleyville, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, City Council of the City of Colleyville deems it necessary to adopt this ordinance in order to protect the health, safety and welfare of the citizens of the City of Colleyville; and

WHEREAS, beginning in the spring of 2018, North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee (RCCC) and its four advisory boards conducted open review meetings over a one-year period to review the 2018 editions of the International Codes and to develop regional amendments. Their review and recommendations were completed and endorsed by NCTCOG's Executive Board in September 2018. Now NCTCOG encourages jurisdictions in North Central Texas to adopt the 2018 editions of the International Swimming Pool and Spa Code and the International Existing Building Code along with its respective regional amendments.

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

Sec. 1. THAT the City of Colleyville hereby adopts the 2018 Edition of the International Swimming Pool and Spa Code, published by the International Code Council, Inc., save and except such portions as are deleted or amended by this ordinance, and the same are hereby adopted and incorporated as fully as if set out at length herein. A true and correct copy of these Codes are attached to this ordinance as Exhibit "A."

Sec. 2. THAT the 2018 International Swimming Pool and Spa Code, as adopted herein, is hereby amended as provided in Exhibit "C" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville may from time to time determine that additional local modifications to the 2018 International Swimming Pool and Spa Code are necessary and appropriate to meet the unique construction needs of the City of Colleyville. To effectuate these modifications, the City Council shall enact individual ordinances amending this ordinance fully setting forth the change to be made in the code. The amendments shall be consolidated as Exhibit "B" to this ordinance.

Sec. 3. THAT the International Existing Building Code, 2018 edition, published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of Colleyville. A true and correct copy of this Code is attached to this ordinance as Exhibit "B."

Sec. 4. THAT the 2018 International Existing Building Code, as adopted herein, is hereby amended as provided in Exhibit "D" incorporated herein and attached hereto for all purposes of this ordinance. The City of Colleyville may from time to time determine that additional local modifications to the 2018 International Existing Building Code are necessary and appropriate to meet the unique construction needs of the City of Colleyville. To effectuate these modifications, the City Council shall enact individual ordinances amending this ordinance fully setting forth the change to be made in the code. The amendments shall be consolidated as Exhibit "D" to this ordinance.

Sec. 5. THAT the material contained in Exhibits "A" and "B" to this ordinance shall not be included in the formal municipal codification of ordinances, but shall be maintained as a public record in the Building Inspections office and will be available for public inspection and copying during regular business hours.

Sec. 6. THAT this ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where the provisions of this ordinance are in direct conflict with the

provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Sec. 7. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Sec. 8. THAT any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for all violations involving zoning, fire safety or public_health and sanitation, including dumping or refuse, and shall be fined not more than five hundred_dollars ($500) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

Sec. 9. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of any ordinances affecting the installation and maintenance of systems which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance buy may be prosecuted until final disposition by the courts.

Sec. 10. THAT this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this 19th day of October 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

EXHIBITS "A" and "C"

Exhibit A - 2018 International Swimming Pool and Spa Code Complete Edition

Exhibit C - 2018 International Existing Building Code Complete Edition

Located in the Building Inspections Office, City of Colleyville, Texas

EXHIBIT "B"

Amendments to the
2018 International Swimming Pool and Spa Code

The following sections, paragraphs, and sentences of the *2018 International Swimming Pool and Spa Code* are hereby amended as follows: Standard type is text from the ISPSC. Underlined type is text inserted. ~~Lined through type is deleted text from ISPSC.~~ A triple asterisk (***) identifies a new or revised amendment with the 2018 ISPSC 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.

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

****Section 103.1; Change to read as follows:**

Section 103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ **City of Colleyville Department of Building Inspections** is hereby created and the official in charge thereof shall be known as the *code official*. **Tarrant County Health Department** is hereby created and the official in charge thereof shall be known as the *code official* for operation and maintenance of any *public swimming pool* in accordance this code, local and state law.

(Reason: Reminder to be sure ordinance reads the same as designed by the City & the operation of public pools is enforced through the City's appropriate department procedure.)

****Section 107.4; *Delete entirely (covered by general provisions in Code of Ordinances):***

(Reason: Covered by general provisions of the Code of Ordinances.)

****107.5; Change to read as follows:**

107.5 Stop work orders. Upon notice from the code official, work on any system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this code. ~~liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.~~

(Reason: Covered by general provisions of the Municipal Code of Ordinances.)

****Section 202; DEFINITIONS; insert definition; change to read as follows:**

TARRANT COUNTY HEALTH DEPARTMENT regulates the operation of public pools. Routine inspections on pools and spas open to the public are conducted to document compliance with the standards set forth in State law.

(Reason: The operation of public pools is enforced through **Tarrant County Health Department** *procedures.)*

*****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 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.

(Reason: To clarify requirements for dwellings and commercial properties and specific Texas statutes which regulate public pools and spas.)

****Section 305.2; Change to read as follows:**

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7 and in accordance with the Texas Administrative Code, Texas Health and Safety Code 757 for public pools.

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

****Section 305.2.4; Change to read as follows:**

305.2.4 Mesh fence as a barrier. Mesh fences shall be approved in advance of installation by the code official. Mesh fences, other than chain link fences in accordance Section 305.2.7, shall be install atop permanent flat and solid masonry surfaces extending a minimum 18 inches on each perpendicular side of the barrier and shall be installed……

[Remainder unchanged]

(Reason: To provide overview of the methods and materials used for barriers that may be inadequate.)

**** 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.

(Reason: To clarify specific Texas Health and Safety Code Chapter 757.003 (f).)

****Section 305.3; Add sentence at the end to read as follows:**

Automatic drive gates which serve as part of the pool barrier shall self-close within one minute of activating the gates to the open position.

(Reason: Specifies reasonable amount of time for closure of automatic gates)

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

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

The wall of a building with windows in accordance with *2018 International Building Code, Section 1030* in Group R2 occupancies shall not be used as part of pool enclosure. Other windows that are part of a pool yard enclosure shall be permanently closed and unable to be opened for public pools.

(Reason: To clarify specific Texas Health and Safety Code Chapter 757.007 & 2015 IBC, Section 1030.)

****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.

(Reason: Specific Texas statutes do not allow the use of natural barriers in lieu of fencing for public pools per Chapter 757.003).

****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.

(Reason: To accommodate buildings regulated under state law. Further clarified to mean Components that are specifically addressed by TDLR shall be exempt.)

****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 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]

(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

****Section 313.7; Change to read as follows:**

313.7 Emergency shutoff switch for spas and hot tubs. ~~An emergency shutoff switch shall be provided to disconnect all power to recirculation and jet system pumps and air blowers. Emergency shutoff switches shall be: provided with access; located within sight of pools and spas and located not less than 5 feet (5') horizontally from the inside walls of the pool or spa.~~ A clearly labeled emergency shutoff or control switch for the purpose of stopping the motor(s) that provide power to the recirculation system and jet system shall be installed at a point readily accessible to the users and not less than 1.5 m (5 ft.) away, adjacent to, and within sight of the spa or hot tub. This requirement shall not apply to one and two family dwellings and townhouses.

~~**Exception:** Onground storable and permanent inground residential swimming pools.~~

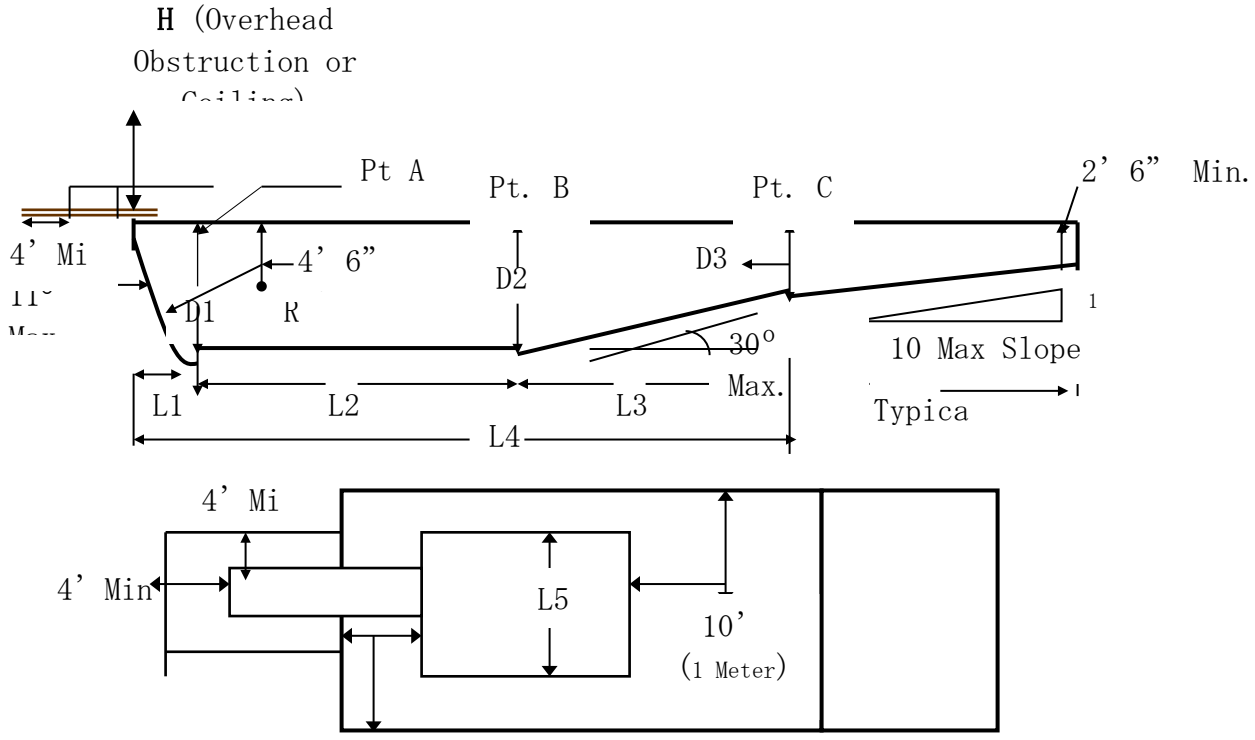
(Reason: Language is from 2017 NEC Article 680.41.)

**** 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)

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 Plummet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plummet to Adjacent Plummet	10 ft.	10 ft.	10 ft.



(Reason: To avoid conflict with 25 TAC Chapter 265.)

****Section 402.13; Change to read as follows:**

402.13 Ladders for diving equipment. Ladders shall be provided with two grab rails or two handrails. There shall be a uniform distance between ladder treads, with a 7 inch (178 mm minimum) distance and 12 inch (305 mm) maximum distance. Supports, platforms, steps, and ladders for diving equipment shall be designed to carry the anticipated loads. Steps and ladders shall be of corrosion-resistant material, easily cleanable and with slip-resistant tread;

~~**Exception:** The distance between treads for the top and bottom riser can vary.~~

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(8)(d).)

****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 than10 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.~~

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(7)(A)& (B).)

****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:

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

(Reason: To avoid conflict with 25 TAC Chapter 265.184 (u) & 265.186 (c)(10).)

****Section 603.2; Change to read as follows:**

603.2 ~~Class D-2 pools.~~ ~~Where a Class D-2 pool has a bather- accessible depth greater than 4 1/2 feet (1372 mm), the floor shall have a distinctive marking at the 4 1/2 feet (1372 mm) water depth.~~

Class A and B pools: Class A and B pools over 5 feet deep: the transition point of the pool from the shallow area to the deep area of the pool shall be visually set apart with a 4-inch minimum width row of floor tile, a painted line, or similar means using a color contrasting with the bottom; and a rope and float line shall be provided between 1 foot and 2 feet on the shallow side of the 5-foot depth along and parallel to this depth from one side of the pool to the other side. The floats shall be spaced at not greater than 7-foot intervals; and the floats shall be secured so they will not slide or bunch up. The stretched float line shall be of sufficient size and strength to offer a good handhold and support loads normally imposed by users. If the owner or operator of the pool knows or should have known in the exercise of ordinary care that a rope or float is missing, broken, or defective, the problem shall be promptly remedied

(Reason: To avoid conflict with 25 TAC Chapter 265.199.)

****Section 610.5.1; Change to read:**

610.5.1 Uniform height of ~~9~~ 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of ~~9~~ 10 inches (~~229~~ 254 mm). The bottom riser height shall be permitted to vary from the other risers.

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(7)(B).)

*****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.

(Reason: To provide minimum standards and to clarify specific manufactures specifications of the diving equipment.)

END

EXHIBIT "D"

Amendments to the
2018 International Existing Building Code

The following sections, paragraphs, and sentences of the *2018 International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

***** Section 101.1; amend to insert the Department Name***

101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Colleyville Building Inspections Department hereinafter referred to as "this code, or "department", and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

*****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.

(Reason: To not inadvertently adopt other codes (i.e. Wildland Urban Interface Code etc…) by reference.)

*****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; or a change of occupancy.

*****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; or a change of occupancy.

(Reason: To prevent potential abuses in new construction and shell buildings.)

*****Section 305.1; adds an exception to read 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 incompliance with the requirements of this chapter.

(Reason: To coordinate with the IEBC and State Law.)

*****Section* 305.4.2*; add Number 7 to the list of requirements as follows****:***

7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of

the International Building Code.

(Reason: Accessible toilet rooms should be available for disabled occupants.)

******Section 401.3 Flood Hazard Areas; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

******Section 405.2.5 Flood Hazard Areas; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****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.

(Reason: To ensure compliance with the NEC relative to any electrical repairs/replacement.)

******Section 502.3 Flood Hazard Areas; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city)

*****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.

(Reason: *To add clarity and help reduce confusion associated with the amendment preventing new fire escapes.*)

*****Section* 504.1.3*; delete entire section:***

504.1.3 ~~New fire escapes~~. ~~New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~

(Reason: *To generally require a higher level of egress protection.*)

******Section 507.3 Flood Hazard Areas; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

******Section 701.3 Flood Hazard Areas; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

*****Section* 702.6*; add a code reference to read as follows:***

702.6 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.

(Reason: To provide a more complete list of potentially adopted codes.)

******Section 802.5.1;* change to read as follows:**

802.5.1 Minimum requirement. Every portion of ~~a floor, such as a balcony or a loading dock,~~ 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.

(Reason: To be consistent with Building Code requirements for guards and unsafe conditions.)

*****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.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

*****Section 803.2.4; change exception to read as follows:***

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

~~1.Underground gate valve with roadway boxes. 2. Halogenated extinguishing systems. 3.Carbon dioxide extinguishing systems. 4.Dry- and wet-chemical extinguishing systems. 5.Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.~~

(Reason: The published exceptions are over-reaching and will result in inconsistencies among supervised protection systems and cause confusion for first responders as well.)

*****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 804.3.}

(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)

******Section **805.2; *remove Exception #1***

Exception 1. ~~Where the work area and the means of egress serving it complies with NFPA101.~~

(Reason: NFPA 101 is not a commonly adopted code in the region and enforcement could be problematic.)

****Section 805.3.1.2; change to read as follows:**

805.3.1.2 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.

(Reason: Higher level of safety by not allowing new fire escapes.)

****Section 805.3.1.2.1; change to read as follows:**

805.3.1.2.1 Fire Escape access and details - …

1. [Remain unchanged]
2. Access to a ~~new~~ fire escape shall be through a door...
3. **Item Deleted**
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.

(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language and defined term in IBC.)

*****Section 805.5.2 Transoms; add language to read as follows:**

805.5.2 Transoms. In all buildings of Group B, E, [Remainder unchanged]

(Reason: Transom windows were historically a common practice in school buildings and each jurisdiction should evaluate the impact on their stakeholders and their community with regards to section.)

****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.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

****Section 904.1.1; change sentence 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~~.

(Reason: Level 3 alterations are affecting more than 50% of the existing high-rise building, and as such, sprinkler protection is more than justifiable, even when fire pumps, etc., are necessary. It is noted that the work area method is one of three different methods available to the designer/owner in the IEBC.)

Section 1103.3 Flood Hazard Areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 1201.4 Flood Hazard Areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

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.~~

(Reason: NCTCOG does not currently review the IPMC for recommended amendments at this time.)

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

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

Section 1402.6 Flood Hazard Areas; delete this section:

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

END

Amendments to the
2018 International Existing Building Code

The following sections, paragraphs, and sentences of the *2018 International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~ A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

**** Section 101.1; amend to insert the Department Name***

101.1 Title. These regulations shall be known as the *Existing Building Code* of the City of Colleyville Building Inspections Department hereinafter referred to as "this code, or "department", and the official in charge thereof shall be known as the *Building Official*.

(Reason: References the name of the jurisdiction in the general regulations.)

****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.

(Reason: To not inadvertently adopt other codes (i.e. Wildland Urban Interface Code etc…) by reference.)

****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; or a change of occupancy.

****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; or a change of occupancy.

(Reason: To prevent potential abuses in new construction and shell buildings.)

****Section 305.1; adds an exception to read 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 incompliance with the requirements of this chapter.

(Reason: To coordinate with the IEBC and State Law.)

***Section 305.4.2; add Number 7 to the list of requirements as follows**:

7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

(Reason: Accessible toilet rooms should be available for disabled occupants.)

******Section 401.3 Flood Hazard Areas; delete this section:***
(Reason: Flood hazard ordinances may be administered by other departments within the city.)

***Section 405.2.5 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****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.

(Reason: To ensure compliance with the NEC relative to any electrical repairs/replacement.)

***Section 502.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city)

****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.

(Reason: *To add clarity and help reduce confusion associated with the amendment preventing new fire escapes.*)

****Section* 504.1.3; *delete entire section:***

504.1.3 ~~New fire escapes~~. ~~New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.~~

(Reason: *To generally require a higher level of egress protection.*)

***Section 507.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

***Section 701.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section* 702.6*; add a code reference to read as follows:***

702.6 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.

(Reason: To provide a more complete list of potentially adopted codes.)

****Section 802.5.1;* change to read as follows:**

802.5.1 Minimum requirement. Every portion of ~~a floor, such as a balcony or a loading dock,~~ 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.

(Reason: To be consistent with Building Code requirements for guards and unsafe conditions.)

***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.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

***Section 803.2.4; change exception to read as follows:**

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

~~2.Underground gate valve with roadway boxes.~~ ~~2.~~
~~Halogenated extinguishing systems.~~
~~6.Carbon dioxide extinguishing systems.~~
~~7.Dry- and wet-chemical extinguishing systems.~~
~~8.Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.~~

(Reason: The published exceptions are over-reaching and will result in inconsistencies among supervised protection systems and cause confusion for first responders as well.)

***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 804.3.}

(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)

Section **805.2; *remove Exception #1*

Exception 1. ~~Where the work area and the means of egress serving it complies with NFPA101.~~

(Reason: NFPA 101 is not a commonly adopted code in the region and enforcement could be problematic.)

Section* 805.3.1.2*; change to read as follows:

805.3.1.2 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.

(Reason: Higher level of safety by not allowing new fire escapes.)

Section* 805.3.1.2.1*; change to read as follows:

805.3.1.2.1 Fire Escape access and details - …

1. [Remain unchanged]
5. Access to a ~~new~~ fire escape shall be through a door...
6. Item Deleted
7. [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.

(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language and defined term in IBC.)

***Section 805.5.2 Transoms; add language to read as follows:**

805.5.2 Transoms. In all buildings of Group B, E, [Remainder unchanged]

(Reason: Transom windows were historically a common practice in school buildings and each jurisdiction should evaluate the impact on their stakeholders and their community with regards to section.)

***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.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

***Section 904.1.1; change sentence 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~~.

(Reason: Level 3 alterations are affecting more than 50% of the existing high-rise building, and as such, sprinkler protection is more than justifiable, even when fire pumps, etc., are necessary. It is noted that the work area method is one of three different methods available to the designer/owner in the IEBC.)

****Section 1103.3 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****Section 1201.4 Flood Hazard Areas; delete this section:**

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

****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.~~

(Reason: NCTCOG does not currently review the IPMC for recommended amendments at this time.)

******Section 1301.3.3 Compliance with Flood Hazard Provisions; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

******Section 1402.6 Flood Hazard Areas; delete this section:***

(Reason: Flood hazard ordinances may be administered by other departments within the city.)

END

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 6a **Agenda Date** 10/4/2021 **Number** Resolution R-21-4657
Type Resolution
Department City Manager

Title
A resolution nominating candidates to the Tarrant Appraisal District (TAD) Board of Directors

Strategic Plan
1.4 Communicate thoroughly and strategically

Explanation
Reading and Public Hearing

The Tarrant Appraisal District (TAD) is seeking nominations for candidates to serve on the Board of Directors. The terms of service for the five members of the current Board of Directors will expire on December 31, 2021. Each voting unit may nominate one candidate for each of the five positions to be filled, but are not required to make any nomination or may nominate any number up to five. Nominations must be submitted to the Chief Appraiser as a resolution or official action adopted by the City Council by October 15, 2021.

The current TAD Board of Directors are:

- Kathryn Wilemon, Chairman
- Rich DeOtte, Secretary
- Gary Losada
- Joe Ralph Martinez
- Tony Pompa
- Wendy Burgess, Tarrant County Tax Assessor-Collector

In October 2019, the Colleyville City Council nominated Rich DeOtte and Gary Losada to serve on the TAD Board. In December 2019, both Rich Deotte and Gary Losada were elected and began their term of service on January 1, 2020. Mr. DeOtte and Mr. Losada were instrumental in bringing about a change in TAD Board culture. They added the Pledge of Allegiance and invocation to the meeting agenda, provided for public broadcast of meetings, required board packet publication online for public viewing, amended spending policies to require board approval of expenditures over $50,000.00, funded general counsel to advise the board, and held the first comprehensive budget workshop since 2016. Each of these initiatives enhanced the

transparency and accountability of the TAD Board.

Mr. Deotte's desire to continue to serve on the TAD Board is driven by a desire to "provide fairness, transparency, service and quality" to those within the district. A graduate of Texas A&M, he has worked as a Civil Engineer and land development consultant for 34 years. As a business owner, Mr. DeOtte has first-hand knowledge of the challenges relating to property valuation and the impact on local property taxes. Before being elected to the TAD board in 2019, Mr. Losada served as a member of the Tarrant Appraisal Review Board from 2009-2015. With an undergraduate degree from the University of San Francisco and a Masters Degree from Stanford, he brings an analytical approach to the valuation process. Resumes for Mr. Deotte and Mr. Losada are attached.

To be eligible to serve as a voting member of the Board of Directors, an individual must have resided in Tarrant County for at least the two years immediately preceding January 1, 2022. An individual who is otherwise eligible is not ineligible if he or she is a member of the government body of a taxing unit. Texas law restricts eligibility and conduct of members of governmental bodies such as appraisal districts' boards of directors. In consultation with your attorneys, please review the Property Tax Code and other applicable laws carefully for the details of those restrictions, including definitions of "substantial interest", "business entity", "deferred", "abated", and other terms used below and for the potential criminal consequences of violating certain restrictions. In summary, the Property Tax Code provides that the following are ineligible to serve as voting members of the Board of Directors:

- an individual who has been an employee of Tarrant Appraisal District at any time during the preceding three years;
- an individual who has served as a voting member of the Board of Directors for all or part of five terms;
- an individual who is an employee of a taxing unit that participates in Tarrant Appraisal District unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the District;
- an individual who, directly or through a business entity in which he or she has a substantial interest, is a party to a contract with Tarrant Appraisal District or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code;
- an individual who has engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code at any time during the preceding three years;
- an individual who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years;
- an individual who is related by blood or marriage to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for

compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the first or second degrees of consanguinity and affinity;
- an individual who owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suit to collect the delinquent taxes is deferred or abated.

As required by Section 6.03 of the Property Tax Code, the Chief Appraiser of the Tarrant Appraisal District has calculated the number of votes for each school district, city, and county entity entitled to participate in the appointment process. Based on the calculations, the City of Colleyville will have 20 votes.

This item provides for City Council to nominate Gary Losada and Rich DeOtte as candidates for the TAD Board of Directors for the ensuing two-year term.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Rich DeOtte resume
2. Gary Losada resume
3. Resolution R-21-4657

RICHARD W. DEOTTE, P.E., CFM

420 Johnson Road; Suite 303
Keller, Texas 76248
Office: 817-337-8899 ~ Cell: 817-946-6088
richdeotte@deotte.com

EDUCATION:

- Texas A&M University, 1985; Bachelor of Science in Civil Engineering

LICENSES:

- Registered Professional Engineer, Texas No. 74232
- Nationally Accredited Certified Floodplain Manager #1586-09N

"As I have in all my public service, I will seek to provide Fairness, Transparency, Service and Quality as a Director on the Board of the Tarrant Appraisal District."

Personal

- Native Texan having lived in Tarrant County for 27 years and in Southlake for the last 14 years.
- Married for 34 years to Yvette.
- Three Children
- 1985 graduate of Texas A&M

Professional

- A Civil Engineer and land development consultant for 34 years.
- Majority owner in DeOtte, Inc. from 2000 to present, a civil engineering and development consulting firm in Keller, Texas serving governmental and private clients on a range of diverse projects but especially providing cost effective and innovative solutions to large scale drainage and erosion control projects, municipal infrastructure and exceptional residential developments in northeast Tarrant county.
- Expert consultant and expert witness on engineering related court cases over the last 20 years.
- Developed familiarity with TAD's operations and services and how those affect land development and infrastructure re-development.

Volunteer

- Served two years as the chairman of the Tarrant County Sheriff's Department Civil Service Commission. Initiated and led a much needed major re-write of the civil service rules which passed and were implemented.
- A regular public speaker on various issues including training on engineering ethics focusing on the aspect of personal happiness and how to achieve responsible professional standards.
- Served as an adult leader in Boy Scouts as Den Leader, Assistant Scout Master and as Scout Master.
- Taught physics for a year on a voluntary basis.
- Ham radio operator, Technician License, KG5FYB.
- Active in church throughout adult life chairing building committees, teaching Sunday school, preaching, leading worship, serving as a deacon, and chairing a deacon board.

I have a professional record solving technically complicated problems with large groups of people with diverse interests and engaging and assisting parties to work together to resolve issues. Throughout my personal, professional and volunteer life, my proficiency in bringing people together to find common ground to collaborate to find the right solution has been crucial.

Gary M. Losada

Southlake, Texas
214-405-1416
glosada@sbcglobal.net

EXPERIENCE:

- Testified before Texas Senate Property Tax Reform Committee Hearing April 27, 2016
- Tarrant County Appraisal Review Board
- President of Office Liquidation Center and Aztec Glass
- Served on Blue Chip Review Committees for Arlington Independent School District
- Director of Human Resources, LTV Kentron International
- Assistant to Superintendent, Santa Rosa City Schools, Santa Rosa, California
- Assistant to City Manager Palo Alto, California

EDUCATION:

- M.A. Degree Education /Organization Administration, Stanford University 1974
- B.A. Degree Sociology/ Business Minor, University of San Francisco 1973

Residences:

- Southlake, Tx 2013 – Present
- Arlington, Tx 1990 – 2013

Tarrant Appraisal District – Board of Directors **2020-2021**
Governing body for Central Appraisal District

Tarrant Co. Appraisal Review Board **2009 - 2015**
Served as hearings committee chair all six years. Responsible for conducting hearings between Tarrant Appraisal District and taxpayers. Included residential, commercial and personal property taxes. Opined on various exemptions and valuations of real estate.

President – GMPL Corporation
Purchased raw land for development. Presented various planned developments to city government/council and planning and zoning.

President – Office Liquidation Center/Aztec Glass Company
Purchased and sold new and used office furniture. Purchased and distributed wholesale glass imported from Mexico to florists and grocery chains.

Director of Administration – Dallas Area Rapid Transit
Hired in second year of operation in order to organize and establish various departments such as human resources, purchasing, data processing, building and office management as well as policy development.

Director of Human Resources – LTV Kentron International/Oil States Ind.
Chief Labor negotiator, responsible for corporate wide staffing and training.

Assistant to Superintendent – Santa Rosa City Schools, Santa Rosa, California
Responsible for pupil transportation, data processing, Board policy implementation and labor relations.

Assistant to City Manager – Palo Alto, California
Responsible for budget preparation, policy implementation public relations, special assignments by City Manager.

RESOLUTION R-21-4657

A RESOLUTION NOMINATING CANDIDATES FOR THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the City of Colleyville contracts with the Tarrant Appraisal District (TAD) for setting property valuations; and

WHEREAS, the City of Colleyville is entitled to nominate one candidate for each of the five positions on the Tarrant Appraisal District Board of Directors; and

WHEREAS, the terms of the TAD Board of Directors expire December 31, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the City of Colleyville nominates the following to serve on the Tarrant Appraisal District Board of Directors:

- Rich DeOtte
- Gary Losada

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor Pro Tem

City of Colleyville
City Council
Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 6b **Agenda Date** 10/4/2021 **Number** Resolution R-21-4658
Type Resolution
Department City Secretary

Title
A resolution adopting the City Council Rules of Procedure

Strategic Plan
1.4 Communicate thoroughly and strategically

Explanation
Reading and Public Hearing

Section 3.09 of the City Charter states the City Council "shall determine its own rules and order of business." The Rules of Procedure have not been updated since 2017. At the September 21, 2021, City Council Worksession, staff and City Council reviewed the Rules of Procedure and directed the following changes, based on current legislative and City process changes, which have occurred since 2017.

Section 1.2 – Councilmember Orientation/Training/Goals and Objectives Visioning: change meeting to worksession, add The worksession will be posted in compliance with the Texas Open Meetings Act however, minutes or recording will not be required.

4.1 - … add the most senior tenured Councilmember shall preside.

Section V - Agenda – A. added "An item shall be placed on the agenda when requested by the Mayor or any two members of the City Council at the next regularly scheduled meeting of the City Council". The order of business is updated to include Items not for City Council Action, and to meet legislation, the Presentations regarding items not on the agenda have been removed and the section is simply Citizen Comments

5.3 – Citizen Participation at Meetings – reference to having to complete a speaker card to speak has been removed

Section VII - Procedures for City Council Appointments was changed in its entirety based on City Council direction regarding the application and appointment process.

Section VIII Memorials – language regarding a proclamation or a book honoring a deceased has been removed.

8.3 – Use of City equipment has been updated to provide for City equipment to be used in a funeral process and recognition of a death of an employee when such death was in the line of duty.

Approval of Resolution R-21-4658 provides for the adoption of the Rules of Procedure, as updated by the City Council.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-21-4658

RESOLUTION R-21-4658

A RESOLUTION REPLACING RESOLUTION R-17-4162 ADOPTING RULES OF PROCEDURE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Charter of the City of Colleyville authorizes the City Council to determine its own rules and order of business; and

WHEREAS, the City Council has been elected by the Public to represent all the citizens on their behalf; and

WHEREAS, orderly City Council meetings providing reasonable City Council and citizen input; foster good government and honor the democratic process; and

WHEREAS, unlimited discussion and input can project a perspective inconsistent with the majority will and beyond the right of the minority regarding matters of public policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT all matters stated hereinabove are found to be true and correct and incorporated herein by reference as if copied in their entirety.

Sec. 2. THAT Resolution R-17-4162, is hereby replaced in its entirety and as provided for herein.

Sec. 3. THAT Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business…". Further, Section 2.01 of such Charter provides that the "City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted".

Sec. 4 THAT in order to provide the framework for the execution of these powers and authority, the Rules of Procedure set forth in the attached Exhibit "A" are hereby adopted.

Sec. 5 THAT the adoption of these Rules of Procedure shall be in effect upon their approval by the City Council, and until such times as they are amended, or new rules adopted in the manner provided for by these rules.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS, ON THIS THE 4TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor Pro Tem

Exhibit "A"

CITY COUNCIL

RULES OF PROCEDURE

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SECTION I. AUTHORITY

1.1 Charter. Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business..." Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted." In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council, and until such times as they are amended or new rules adopted in the manner provided for by these rules.

1.2 Councilmember Orientation/Training/Goals and Objectives Visioning: Within 60 days of the General Election, the Mayor will call a worksession for Councilmember Orientation/Training/Goals and Objectives/Visioning, for which all Councilmembers will be required to attend. The worksession will be posted in compliance with the Texas Open Meetings Act, however minutes or recording will not be required.

1.3 Annual Review. Following the municipal elections each year, City Council may review these rules in accordance with the Charter. In the event no annual review occurs, the standing rules will continue in effect. This does not limit the City Council's right and ability to amend these rules at any other time during the year, in accordance with the Charter.

1.4 Amendments. These rules may be amended or new rules adopted by a majority vote of the members of the City Council present.

SECTION II. GENERAL RULES

2.1 Meetings to be Public. All meetings of the City Council shall be open to the public, with the exception of Executive Session.

2.2 City Council. For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, Mayor Pro Tem, or Councilmember.

2.3 Quorum. Four (4) voting members of the City Council shall constitute a quorum.

2.4 Minutes of Meetings. An account of all proceedings of the City Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.

2.5 Questions to Contain One Subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.

2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.

2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.

2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused, and shall keep the official minutes and perform such other duties as may be requested by the City Council.

2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson

for providing information, for a particular agenda item, at the City Council meeting.

2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be temporarily suspended by a majority vote of all Councilmembers present and eligible to vote.

2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, that the Mayor, individual Councilmembers, the City Manager, City Attorney, City Secretary, and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters, where the disclosure of the information has not been released to the general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act, and all of this information must be included in the certified agenda. (Tex. Gov't Code §551.103) For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III. TYPES OF MEETINGS

3.1 Regular Meetings. The City Council shall meet in the City Hall on the first and third Tuesday of each month at 7:30 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.

3.2 Special Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. In accordance with State law, the notice to the public of an emergency meeting must be posted at least two hours before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".

3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.

3.4 Worksession Meetings. Worksession meetings may be called by the Mayor, any three (3) Councilmembers, or the City Manager for the purpose of discussing in depth, investigating, or exploring matters of interest to the City, without formal action being taken thereon by the City Council. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions, or committees, civic organizations, or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV. CONDUCT OF MEETINGS

4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the most senior tenured Councilmember shall preside.

4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the meeting shall be called to order by the City Secretary.

4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.

4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"

4.5 Questions to be stated. The Mayor shall state all questions submitted for a vote and announce the result.

4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.

4.7 Amendment to the Minutes. Amendments to the Minutes are made by a motion during the item to consider approval of the minutes. The Minutes are action minutes and provide the action taken by City Council and a summary of subjects discussed. If a Councilmember desires that certain information be included in the minutes, the Councilmember shall state prior to the information, "For the record". If it is a lengthy statement, a written copy shall be provided to the City Secretary.

4.8 Written Correspondence. A citizen's request in the reading of a statement into the public record as part of a City Council agenda item is at the sole discretion of any member or all of the governing body. The City Council is not obligated to provide for a reading of correspondence into the public record on behalf of an absent individual as part of a City Council public hearing. The City Council, any or all Councilmembers, may elect to provide for a reading of the correspondence, make reference indicating the general position of the correspondence, or pass over the correspondence. The correspondence is provided to City Council and is included in the City Council agenda packet.

SECTION V. AGENDA

5.1 Preparation of Agenda.

A. The order of business of each meeting shall be as contained in the City Council agenda compiled and prepared by the City Secretary and approved by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than 72 hours proceeding the Tuesday evening meeting to which it pertains. An item shall be placed on the agenda when requested by the Mayor or any two members of the City Council at the next regularly scheduled meeting of the City Council.

B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact not later than 4:30 p.m. on Wednesday preceding regular City

Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.

C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special, urgent, or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.

D. The regular agenda items shall be generally considered in the following order:

a. Worksession Items
b. Executive Session –Executive Conference Room
c. Call to Order - 7:30 p.m. - Council Chambers
d. Invocation
e. Pledge of Allegiance
f. Resolution action on Executive Session item(s)
g. Announcements, Proclamations and Presentations
h. Consent Items
i. Items not for City Council action
j. Public Hearings
   Ordinance(s), Tabled Ordinance(s), Resolution(s), Tabled Resolution(s)
k. Citizen Comments
l. Reports of Boards, Commissions, and Committees
m. Resolution approving City Council action not otherwise approved
n. Adjournment

E. The general order of a Public Hearing shall be:

a. Staff presentation
b. Applicant introductory presentation – five minutes
c. City Council discussion
d. Open Public Hearing
e. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
f. Close public hearing
g. City Council discussion and vote

h. In the alternative, the item may be tabled or continued to a future meeting of the City Council.

1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened and the public hearing and item shall be continued to a date certain.

2. If the Public Hearing is not reopened and continued to a date certain, the City Council may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

F. The City Manager, through the City Secretary, shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to the City Council by the Friday preceding the Tuesday regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.

G. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the consent agenda, the City Manager shall give consideration to the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items, which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category, styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request, remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Citizen Participation at Meetings.

a. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the

consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address, and topic. Presentation(s) by citizens shall be limited to a period of not more than five (5) minutes with two (2) additional minutes to conclude, at the option of the Mayor or the consent of the City Council, for each speaker. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject. That privilege shall not be accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken and there is unused time available.

b. Following a request by a Councilmember, the Mayor may request the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.

c. To maintain decorum, the Mayor shall recognize persons who have completed a Speaker Card indicating a desire to address the City Council.

d. As a rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings, and as otherwise provided for in these Rules.

e. Citizens may speak on items under the item "Citizen Comments". The presentation time period is as listed herein Section 5.3 a.

SECTION VI. DECORUM AND DEBATE

6.1 Decorum and Debate

a. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, when a Councilmember obtains material relevant to a matter before the City Council, which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the City Manager and City Secretary for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented.

b. When a measure is presented for consideration to the City Council, the Mayor shall recognize the Councilmember(s) to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege.

c. The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment.

d. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to.

e. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.

f. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public, or City staff up to contempt.

g. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public, or City staff up to contempt.

h. If a Councilmember is transgressing the rules of the City Council, through speech or otherwise, the Mayor shall, or any Councilmember may, call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed, but not otherwise, and if the case occurs, he/she shall be liable to

censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions, and Charter.

i. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order shall receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII. PROCEDURES FOR CITY COUNCIL APPOINTMENTS

Applications for Boards, Commissions, and Committees are accepted all year long and are valid for one year. The appointment periods are:

March appointments:
Colleyville Center Advisory Committee
Parks and Recreation Advisory Board

June appointments:
Colleyville Economic Development Corporation
Tax Increment Finance District
Audit Committee
Municipal Judge Review and Selection Committee

November Appointments:
Colleyville Library Board
Metroport Teen Court Advisory Board
Planning and Zoning Commission
Zoning Board of Adjustment/ Sign Board of Appeals.

The applications for appointment, listing of Boards, Commissions, and Committees, the charge, and a roster of members are maintained on the City's website on the City Secretary page. The City Secretary contacts members whose terms will expire to advise they may reapply. Two months prior to the expiring terms, the City Secretary requests an announcement to be made in the *City E-News*, seeking applicants for those Boards, Commissions, and Committees with expiring terms.

Upon receipt of a spreadsheet and the applications for appointment distributed by the City Secretary to the Mayor and City Council prior to the Council meeting where the Mayor and Council will appoint members by resolution, the appointments can be discussed during the Worksession item – Discussion of the regular agenda items.

If during discussion of the appointments, the Mayor and City Council wish to appoint by slate, per resolution, the Mayor will read the resolution, inserting the names of those to be appointed. There will be discussion as needed however, if the Council agrees with the resolution as read, the motion, second, and vote, will consider the appointments made, without seeking individual nominations from the City Council.

If City Council has not determined a slate of appointees to be read into the resolution, the Mayor shall open the floor for nominations and if there are no nominations, the Mayor will call on each Councilmember for a nomination. After each Councilmember has had an opportunity to make a nomination or defer to make a nomination, the Mayor will take a vote on the slate of nominees by asking each Councilmember to state the name of the nominee the Councilmember votes to appoint to the position under consideration. This process will repeat for the next position to be filled until all positions are filled.

If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor or request the City Secretary to advertise the open position(s). In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council. The appointee shall serve the unexpired term.

SECTION VIII. MEMORIALS

8.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission or committee members and community volunteers.

A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed $150.00), and a sympathy card will be sent to the family.

B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the funeral of a current or former City elected official as representatives of the City.

C. Recognition of the death of a sitting board, commission, or committee member. When the City is notified of the death of a sitting board, commission, or committee member, the City Manager's Office will forward a sympathy card to the family.

D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations, and Presentations.

8.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

8.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket in a funeral procession of a deceased, current, or former City elected official, board, commission, or committee member, or community volunteer. City equipment and vehicles may be used in a funeral procession, as authorized by the Department Director, for City employees who have died in the line of duty.

History of Adoption and Amendments

Resolution Number	Adoption / Amendment Date	Subject
R-88-387	8/18/88	Adopted Rules of Procedure
R-90-610	7/3/90	Amended to adopt the procedure for appointing committees as established by ordinance
R-90-612	7/17/90	None noted
R-91-654	1/22/91	Amended regular meeting language; subjects for City Council consideration; preparation of agenda
R-94-999	4/19/94	Provided suspension of rules by ¾ majority
R-95-1122	6/6/95	Amended Councilmembers presenting subjects for City Council consideration
R-03-2268	6/5/03	Members presenting subjects for City Council consideration
R-05-2599	9/20/05	Citizen comments
R-06-2721	7/5/06	Regular agenda items; Pre Council and Executive Session posted meeting times; public hearing order; process for continuing public hearings; memorials
R-07-2859	7/17/07	Robert's Rules of Order removed
R-08-2980	6/17/08	Resolutions
R-09-3183	12/15/09	Types of meetings; agenda sections; preparation of agendas; memorials
R-11-3308	1/4/11	Memorials
R-12-3520	8/7/12	Types of meetings & special meetings
R-13-3645	6/18/13	Grammatical updates
R-16-4023	8/16/16	Executive session (certified agendas) and start time; removal of paragraphs relative to the establishment of worksessions; order of the regular agenda items; general order of public hearings; removal of oral presentations by city manager; addition of speaker card submittal prior to the close of the public hearing; removal of the offering of unsolicited input; addition of language to City Councilmembers transgressing the rules of procedure; & addition of $100 for memorial donations
R-17-4162	8/1/17	Updated Section 7.1(B) lettering, and included an application and financial disclosure forms be provided by applicants filling a vacancy.
R-17-4210	12/5/2017	Updated Section 1.2, 1.3, and 1.4 to call for Councilmember orientation/training/goal setting and visioning.
R-21-4658		Grammatical, policy, and legislative updates. Minor updates to Sections 1.2, 4.1, Section V. Preparation of Agenda clarified City Secretary role and added power of the Mayor or two City Councilmembers may request an item be placed on the agenda; 5.1 D. and F. updated to include general order of business and process; 5.3 a. and d. policy update; Section VII. New Procedures of City Council Appointments; Section VIII. Memorials A. removal of proclamation and book; 8.3 updated policy.

RESOLUTION R-21-4659

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 4, 2021

WHEREAS, City Council has taken action on certain items on the agenda under Business.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF OCTOBER 2021.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor