

ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY OF RIESEL, McLENNAN COUNTY, TEXAS ADOPTING THE 2018 FAMILY OF BUILDING CODES AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND THE 2017 NATIONAL ELECTRICAL CODE; REVISING BUILDING CONSTRUCTION CODES; REPEALING EXISTING BUILDING CONSTRUCTION CODES; PROVIDING FOR A BUILDING OFFICIAL; REQUIRING BUILDING PERMITS; PROVIDING FOR SUBMISSIONS REQUIRED FOR BUILDING PERMITS; PROVIDING FOR THE FEES FOR BUILDING PERMITS; PROVIDING FOR INSPECTIONS AND FEES FOR INSPECTIONS; PROVIDING THAT VIOLATION IS AN OFFENSE (MISDEMEANOR) PUNISHABLE BY A FINE OF UP TO \$2,000; PROVIDING FOR EACH DAY OF VIOLATION TO BE A SEPARATE OFFENSE; PROVIDING FOR SEVERABILITY; AND FINDING THAT THIS ORDINANCE WAS ADOPTED IN AN OPEN MEETING AS REQUIRED BY LAW.

WHEREAS, in the exercise of its lawful authority, the City of Riesel may enact police power ordinances to promote and protect the health, safety and general welfare of the public; and

WHEREAS, the codes adopted herein are in compliance with state regulations; and

WHEREAS, the adoption of the 2018 International Codes, the 2017 National Electrical Code and amending Riesel's Ordinances will better ensure the health, safety and general welfare of the citizens of Reisel.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REISEL, McLENNAN COUNTY, TEXAS AS FOLLOWS:

SECTION 1 – There are hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, renovation, major repair, removal, demolition, equipment use and occupancy, location and maintenance of building and structures, including permits and inspections, the following codes, as published by the International Code Council and which shall be subject to deletions, modifications and amendments contained in this Ordinance:

2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Plumbing Code (IPC)
2018 International Mechanical Code (IMC)
2018 International Fuel Gas Code (IFGC)

2018 International Property Maintenance Code (IPMC)
2018 International Existing Building Code (IEBC)
2018 International Fire Code (IFC)
2018 International Swimming Pool and Spa Code (ISPSC)
2018 International Energy Code (IECC)

(1) **INTERNATIONAL BUILDING CODE 2018 EDITION (IBC)** Adoption of the IBC 2018 edition is with the following amendments:

§103.1 Creation of enforcement agency. Change to read the Building department is hereby created.....

§103.3 Replace Deputies with Building Inspector(s)

Delete: A Deputy Building Official, the related technical officers, Inspectors, Plan Examiners, and other employees.

Replace: with Building Inspector(s)

§104.8 DELETE: “members of the board of appeals”

THE FOLLOWING APPENDICES TO THE IBC (2018 EDITION) ARE ADOPTED:

APPENDIX C GROUP U- AGRICULTURAL BUILDINGS

APPENDIX D FIRE DISTRICTS

APPENDIX E SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS

APPENDIX F RODENTPROOFING

APPENDIX G FLOOD-RESISTANT CONSTRUCTION

APPENDIX I PATIO COVERS

APPENDIX J GRADING

(2) **INTERNATIONAL RESIDENTIAL CODE 2018 EDITION (IRC)** Adoption of the IRC 2018 edition is with the following amendments:

§R104.8 DELETE: “members of the board of appeals”

§R319 Site Address

Amend to read the following:

§R319.1 Site Address. Approved numbers or addresses, minimum of four (4) inches (102mm) in height with a minimum stroke width of 0.5 inches (12.7mm), shall be

provided during construction and for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. When access is by means of a private road and the building address cannot be viewed from the public way a monument, pole or other sign or means shall be used to identify the structure.

§P2803.6.1 Requirements for discharge pipe

Amend to read the following:

5. Discharge piping shall go to the outside of the structure.

Exception: If it is not possible to reach the outside it may be discharged to a pan serving the water heater, with prior approval of the building inspector.

6. No aluminum wire to be used inside of residential structure.

THE FOLLOWING APPENDICES TO THE IRC (2018 EDITION) ARE ADOPTED:

APPENDIX A SIZING AND CAPACITIES OF GAS PIPING

APPENDIX B SIZING OF VENTING SYSTEMS SERVICING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCE AND APPLIANCES LISTED WITH TYPE B VENTS

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

APPENDIX E MANUFACTURED HOUSING USED AS DWELLING

APPENDIX H PATIO COVERS

APPENDIX I PRIVATE SEWAGE DISPOSAL

APPENDIX J EXISTING BUILDINGS AND STRUCTURES

APPENDIX K SOUND TRANSMISSION

APPENDIX M DAY CARE – R-3 OCCUPANCY

APPENDIX N VENTING METHODS

APPENDIX P SIZING OF WATER PIPING SYSTEM

(3) **INTERNATIONAL FUEL GAS CODE, 2018 EDITION (IFGC)** The IFGC is adopted with the following local amendments:

§103.4 DELETE: “members of the board of appeals”

THE FOLLOWING APPENDICES TO THE IFGC (2018 EDITION) ARE ADOPTED:

APPENDIX A SIZING AND CAPABILITIES OF GAS PIPING

APPENDIX B SIZING OF VENTING SYSTEMS SERVICING APPLIANCES EQUIPPED WITH DRAFT HOODS, CATEGORY 1 APPLIANCE AND APPLIANCES AND APPLIANCES LISTED FOR USE WITH TYPE B VENTS

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

APPENDIX D RECOMMENDED PROCEDURE FOR SAFETY INSPECTIONS OF AN EXISTING APPLIANCE INSTALLATION (IFGS)

- (4) **INTERNATIONAL MECHANICAL CODE, 2018 EDITION (IMC)** Adopted with the following local amendments:

§103.4 DELETE: “members of the board of appeals”

THE FOLLOWING APPENDICES TO THE IMC (2018 EDITION) ARE ADOPTED:

none

- (5) **INTERNATIONAL PLUMBING CODE, 2018 EDITION (IPC)** Adoption of the IPC is with the following local amendments:

§103.4 DELETE: “members of the board of appeals”

§504.6 *REQUIREMENTS FOR DISCHARGE PIPING.*

Amend to read the following adding the exception:

5. Discharge piping shall go to the outside of the structure.

Exception: If it is not possible to reach the outside it may be discharged to a pan serving the water heater, with prior approval of the Building Official

ADDITIONAL LOCAL REQUIREMENTS

(a) Cut-offs shall be installed on the customer side within 2 feet of water meter and a cut-off shall be within 5 feet of the structure

(b) A sewer clean out shall be located where the building sewer and building drain meet and also at the property line prior to entering the City right of way.

THE FOLLOWING APPENDICES TO THE IPC (2018 EDITION) ARE ADOPTED:

APPENDIX E SIZING OF WATER PIPING SYSTEM

- (6) **INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION (IPMC)** The IPMC is adopted with the following local amendments:

§103.4 DELETE: “members of the board of appeals”

THE FOLLOWING APPENDICES TO THE IPMC (2018 EDITION) ARE ADOPTED:

APPENDIX A BOARDING STANDARDS

- (7) **INTERNATIONAL EXISTING BUILDING CODE 2018 EDITION (IEBC)** The IEBC is adopted with the following local amendments:

§104.8 DELETE: “members of the board of appeals”

THE FOLLOWING APPENDICES TO THE IEBC (2015 EDITION) ARE ADOPTED:

APPENDIX B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

- (8) **INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 EDITION (ISPSC)**

- (9) **NATIONAL ELECTRICAL CODE ADOPTED**

There is hereby adopted by the city the National Electrical Code (NFPA 70), 2017 Edition and the administrative ICC Electrical Code, 2006 Edition and amendments, a copy of which is attached hereto and made a part of this chapter for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended.

ADDITIONAL LOCAL REQUIREMENTS

- (1) General installation requirements for residential and commercial buildings and structures.**

- (a) All electrical construction and all materials and appliances used in connection with the installation, maintenance, and operation of electrical wiring, apparatus or equipment for the utilization of electrical energy for light, heat or power shall conform to the rules and regulations of this section, the adopted electrical code, and in harmony with the electrical service guidelines of the local electrical utility provider.
- (b) *Aluminum conductors--minimum size.* Aluminum or copper clad aluminum #1/0 AWG and larger conductors may be used where the conductors terminate in an approved service or service feeder panel. The conductors shall be terminated according to manufacturer’s recommendations

and have a coating of oxidation inhibitor applied. (REF. NEC Articles 215--Feeder, 230-D--Services, 338--Service Entrance Cable, and 310-14--Aluminum Conductor Material)

- (c) Branch circuit conductors--minimum size. No copper conductor smaller than No. 12 AWG size shall be used in any branch circuit except as follows:
 - (1) Number 14 AWG may be used on 15 amp circuits.
 - (2) Number 14 AWG for control circuits operating line voltage contractors, relay and the like; (REF. NEC Article 210-19 Conductors- minimum ampacity and size)
- (d) GFCI receptacle identification. All receptacles protected by one (1) or more ground fault circuit interrupter (GFCI) devices shall be identified with the manufacturer's labels. (REF. NEC Article 210-8--GFCI Protection for Personnel)
- (e) Abandoned wiring. Whenever new wiring is replacing old wiring, the old wiring shall be completely removed where possible. Abandoned wiring that cannot be removed shall be rendered unusable for future use before final approval shall be given for the new wiring.
- (f) Additions to existing wiring. Where additions or extensions are made, and part of the existing wiring remains in use, and if defects exist in same, the existing wiring must be corrected and shall meet standards for new work.
- (g) Electrical service upgrade required. The electrical service shall be upgraded on a structure when electrical power is disconnected for any of the following conditions:
 - (1) Dangerous or unsafe electrical hazards;
 - (2) Substantial damage to electrical service over 50%;
 - (3) Loss of electrical power for a period of one (1) year or longer.
- (h) Electrical system upgrade required (rewire). The electrical system shall be upgraded on a structure when any of the following occur:
 - (1) Dangerous or unsafe electrical hazards.
 - (2) Substantial damage to electrical system over 50%.
 - (3) Change from residential use to commercial use. For the purpose of this section, apartment dwellings are considered residential use and hotel/motel structures are considered commercial use.
- (i) Service masts as supports. In addition to the requirements in the NEC, section 230-28, all service masts installed as support for service-drop conductors shall meet the following:

- (1) Only service-drop conductors shall be permitted to be attached to a service mast.
 - (2) Service conduit extending through the roof and used for a service support shall be sealed at the roof with an approved flashing and extend a minimum of thirty six (36) inches above the roof. Such service conduit shall be anchored just before entering the roof.
 - (3) A minimum size of two (2) inches rigid conduit shall be used for service mast. E.M.T. or I.M.C is not acceptable for service masts supports.
- (j) Services--general. In addition to the requirements in the NEC, Section 230, all services installed shall meet the following:
- (1) All entrance service conductors shall be enclosed in galvanized conduit or electrical metallic tubing. A minimum of (1-1/4") one and one quarter inch conduit shall be used for service other than for service masts.
 - (2) Length of outside service wire extension beyond service weather-head shall not be less than (1) one foot.
 - (3) Multiple-tenant or lease space buildings shall have only (1) electrical service meter allowed for each individual tenant space. Reconfigured tenant spaces that combine the interior, through doors or other access points, of two or more originally separate tenant spaces in order to serve one tenant exclusively shall be required to remove all but one (1) electrical service meter.
 - (4) Each service shall be supplied with two (2) 5/8 inch by 8 feet ground rod spaced at a minimum of six (6) feet apart. Other grounding methods may be used with special permission from the code official.
- (k) Electrical metallic tubing installation. Electrical metallic tubing shall not be permitted for direct burial in earth or installed in or under concrete on grade or below grade. (REF. NEC Article 358.12 Uses Permitted)
- (l) Main disconnects. Service entrance conductors hereafter installed on all buildings, shall require a single main disconnect (limited to 6 over current devices) or manual shunt-trip device located outside the building or structure. When a remote shunt-trip button is installed, it shall be located on the exterior of the building or structure and shall have a visual indication that the service has been disconnected when the trip has been activated. The shunt-trip button shall be in a sturdy, exterior cabinet that can be secured with a padlock. The cabinet shall be permanently marked on the exterior, stating "shunt-trip disconnect."
- (m) Additional panel requirements. Unless separated by a minimum 3 foot wide by 8 foot tall permanent wall, partition or barrier, a minimum clearance of 6 feet shall be required separating electrical panels from any water fixture, appliance or outlet.

(2) Additional residential requirements for one & two-family dwellings, townhouses, and apartment use buildings.

(a) *Heating unit conductors.* Feeders and branch circuits for heating units in dwelling units shall be copper conductors.

(b) *Appliance circuits and receptacles.*

(1) Receptacle outlets installed in the kitchen of each dwelling shall have a maximum of three (3) duplex receptacles on each 20 amp small appliance circuit. Such receptacles shall be GFCI protected. Note: In addition to the minimum of two (2) small appliance circuits, a dedicated circuit is required for each of the following: refrigerator, microwave, dishwasher, disposal and trash compactor.

(2) Dedicated circuits shall be required for washing machine, furnace, bathroom heater or heat/vent/light and freezers.

(c) *Circuit limitations.* In areas other than kitchens, no more than eleven (11) receptacle and/or lighting fixture outlets shall be connected to any one circuit, whether the outlets are ceiling or wall outlets.

(3) Additional commercial requirements for hotel, motel, and other non-residential use buildings or structures.

(a) *Wiring requirements.* Service entrance cable shall be prohibited in all non-residential buildings and residential buildings over 3-stories tall. In addition, all electrical wiring installed in non-residential buildings and dwelling buildings over 3-stories tall shall be installed with one (1) of the following methods:

(1) Electrical metallic tubing (EMT);

(2) Surface metal raceway;

(3) Electrical nonmetallic tubing (ENT) shall be allowed in walls only;

(4) Metal-clad cable (MC) shall be allowed in walls and used to connect to lighting fixtures with a maximum length of 10 feet.

(5) Rigid metal pipe.

(b) *Receptacle requirements.*

(1) Minimum of one (1) receptacle shall be required for each interior wall four (4) feet or longer of occupied space. Walls over fifteen (15) linear feet shall have receptacles spaced no greater than thirty (30) feet apart, measured horizontally around the interior walls at the floor level.

(2) Receptacles and switches in commercial buildings shall be rated a minimum of 20 Ampere.

(c) *Minimum building service.* All non-residential buildings shall have a minimum of a two hundred (200) ampere service.

(d) **Entrance Conductors.**

The May 2017 Edition “TXU Electric Service Guidelines” for clearances on entrance conductors is hereby adopted and made part hereof for all purposes, the same as if fully copied in full herein. If any conflict exists between or among TXU’s Electric Service guidelines (July 2010) for clearances on entrance conductors adopted herein and the National Electrical Code, Code of Ordinances or any other ordinance of the city, the most restrictive code, standard, ordinance or regulation shall apply.

SECTION 2 BUILDING OFFICIAL

A building official shall be appointed by the City Council to administer these regulations. The building official may either be an employee of the City or a contracted consultant. A contracted building official shall have, and is hereby given all necessary powers and authority of the City to administer and enforce the regulations in this Ordinance and the Codes adopted herein.

SECTION 3 BUILDING PERMITS

3.01 Permit Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, renovate, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this the International Codes adopted herein, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Applications are presented to the City Secretary for provision to the building official. Applications must be accompanied with the required fee(s). Work without obtaining a permit is a violation of this Ordinance, and each day of violation shall be a separate offense.

3.02 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

A. Building:

1. Oil derricks.
2. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

4. Temporary motion picture, television and theater stage sets and scenery.
5. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
6. Swings and other playground equipment accessory to detached one- and two-family dwellings.

B. Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

C. Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

D. Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.

E. Plumbing, Etc:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes

necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

3. Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or

4. Mechanical or other work affecting public health or general safety.

F. Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

3.03 Application for Permit.

A. Applying for permit. To obtain a permit, the applicant shall first file an application therefor in writing with the City Secretary on a form furnished by the City for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction plans and other information as required in Appendix A.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.
8. Be accompanied by the required fee(s) as set forth in Appendix B.

B. Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within 30 days after filing. If the application or the construction documents or plans do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of the Codes adopted herein and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

C. Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

D. Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Codes adopted herein or of any other ordinance of the City. Permits presuming to give authority to violate or cancel the provisions of the Codes adopted herein or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents, plans, and other data shall not prevent the building official from requiring the correction of errors in the construction documents, plans, and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of the Codes adopted herein or of any other ordinances of this City.

E. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

F. Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of the Codes adopted herein wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of said Codes.

G. Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

H. Appeal of Permit Denial, Suspension or Revocation. To appeal the Building Official's denial, suspension or revocation of a Building Permit, the Applicant must file a notice of appeal with the City Secretary within 10 business days of the decision being appealed. The appeal will be placed on an agenda for a City Council meeting to be held within 45 days after the City Secretary's receipt of the appeal. The applicant shall have the right, himself or by representative, to present to

the Council why the Building Official erred in the action taken, and the Building Official shall have the opportunity to provide support for his decision. The City Council shall enter an order upholding, reversing or reversing with conditions the Building Official's action.

SECTION 4 - INSPECTIONS

4.01 Pre-Inspection

(A) No inspection for new commercial or new residential construction shall occur if any of the following are not placed at each permitted construction site:

- (1) Trash Receptacle. Such trash receptacle shall be sufficient in size for the project but not smaller than twenty four (24) square feet by four (4) feet in height with a cover and openings no larger than nine (9) inches and must be capable of containing construction debris. Such receptacles must be properly maintained and serviced. Trash trailers will not be considered the required trash receptacle. Roll off containers will be allowed to be trash receptacles as long as they remain on site and are covered every night.
- (2) Project address number posted and visible from street but not smaller than six (6) inch numbers.
- (3) Construction worker toilets facilities as required in 311.1 of the 2015 IPC. The path of travel to required facilities shall not exceed a distance of 100 feet.

(A) A stop work order may be issued if any of the following occur:

- (1) Litter not kept in an approved receptacle designed in a manner as not to allow it to be blown, carried or deposited by the wind upon any private or public property or right of way.
- (2) Construction worker toilet facilities missing or not in sanitary condition.
- (3) Project address number not posted and visible from the street.

4.02 Typical Residential Inspections

The Building Official's Task Management System has the ability to add other department approvals to the list of required inspections, as requested by the city.

- Plumbing Rough
- Water Service
- Yard Sewer
- Form Board Survey
- Foundation
- Electric Rough
- Mechanical Rough
- Gas Rough Piping/Test
- Plumbing Top-Out
- Framing
- Energy Insulation

- ___ Construction Electric
- ___ Gas Final
- ___ Electrical Final
- ___ Mechanical Final
- ___ Plumbing Final
- ___ Energy Final
- ___ Building Final
- ___ Customer Svc. Insp. Form
- ___ T-Pole
- ___ Flatwork / Approach

4.03 Commercial Inspections

Commercial inspections are governed by the applicable International Codes adopted by this Ordinance and the determinations of the Building Official.

4.04 Type and Number of Inspections

The inspections required are in the discretion of the Building Official but are limited by the Codes adopted herein.

4.05 Fee for Inspections

The fees applicable to inspections are attached hereto as Appendix B.

SECTION 5- FIRE LIMITS ESTABLISHED is amended to read as follows:

The following shall be and are hereby declared the fire limits of the city: The City Limits of Riesel.

SECTION 6 ADDITIONAL TERMS AND CONDITIONS

6.01 Access. The Building Official shall be given access to all work. If the work has been covered prior to inspection, the Building Official may require the applicant to uncover the work at the applicant's sole expense. Failure to comply with these requirements is a violation of this Ordinance.

6.02 Powers of the Building Official Under the Adopted Codes. To the fullest extent allowed by Texas law the Building Official shall have all of the powers granted under the International Codes adopted.

6.03 Stop Work Order. Failure to comply with a stop work order is a violation of this Ordinance and each day of violation is a separate offense.

6.04 Continuing Violations. These regulations are for the health, safety and welfare of the public, and the City shall have the right to file a lawsuit for equitable relief to prevent or stop violations of this Ordinance and the Codes adopted hereby. Each day of violation is a separate offense punishable as set forth below.

6.05 A building permit is non-assignable absent good cause shown to the Building Official.

6.06 A permittee may appeal a significant decision by the Building Official in applying the Codes where the permittee in good faith believes that the Building Official has incorrectly interpreted or applied a Code provision. Not every disagreement is appealable; only those that have a significant impact on the constructability, use, or cost of the project.

To appeal the Building Official's decision, the Applicant must file a notice of appeal with the City Secretary within 10 business days of the decision being appealed. The appeal will be placed on an agenda for a City Council meeting to be held within 45 days after the City Secretary's receipt of the appeal. The applicant shall have the right, himself or by representative, to present to the Council why the Building Official's interpretation or action is wrong, and the Building Official shall have the opportunity to provide support for his/her decision. The City Council shall enter an order upholding, reversing or reversing with conditions the Building Official's decision or action.

SECTION 7 ADOPTION WAS AT AN OPEN MEETING.

This Ordinance was adopted at a Riesel City Council meeting open to the public, noticed and held in compliance with Chapter 551 of the Texas Government Code.

SECTION 8 REPEAL OF CONFLICTING ORDINANCES. All ordinances, orders and resolutions heretofore passed and adopted by the City Council of the City of Riesel, Texas are hereby repealed to the extent said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

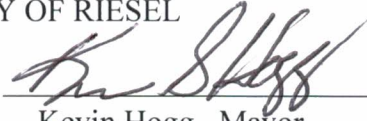
SECTION 9 SEVERABILITY CLAUSE. If any section, article, paragraph, sentence, clause, phrase or work in this Ordinance or application thereto any person or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such validity, which remaining portions shall remain in full force and effect.

SECTION 10 PENALTY CLAUSE. Any person who intentionally or knowingly violates or fails to comply with any provision of this Ordinance shall be fined, upon conviction, in an amount not to exceed Two Thousand Dollars (\$2000.00), and each day any violation continues shall constitute a separate offense.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIESEL, TEXAS, THIS THE 12 DAY OF July 2022.

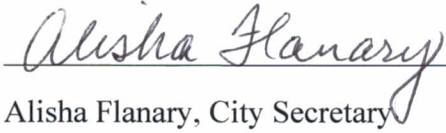
CITY OF RIESEL

BY:



Kevin Hogg, Mayor

ATTEST:



Alisha Flanary, City Secretary



