

**ORDINANCE NO. 2027**

**AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, AMENDING CHAPTER 7 (BUILDING REGULATIONS) OF THE SUGAR LAND DEVELOPMENT CODE BY ADOPTING THE 2015 INTERNATIONAL CODES AND THE 2014 NATIONAL ELECTRICAL CODE.**

WHEREAS, the Building Code Official, Code Compliance Administrator and the Fire Marshal recommend that the 2015 International Codes and the 2014 National Electrical Code, with amendments specific to the City of Sugar Land, be adopted; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF SUGAR LAND, TEXAS:**

**Section 1.** That Section 7-1, Article I (General), Chapter 7 of the Sugar Land Development Code is amended to read as follows:

Section 7-1. – General amendments to Codes.

Any provision of the code herein adopted that refers to the construction board of adjustment and appeals means the Building Standards Commission as established by the Code of Ordinances.

**Section 2.** That Article I (General), Chapter 7 of the Sugar Land Development Code is amended by adding Section 7-3 and 7-4 to read as follows:

Section 7-3. – Wind speed design.

Wind speed design on building or structure shall meet a minimum of 110 mph (3-second gust) or greater, if required by the Building or Residential Code.

Section 7-4. – Moderate-hazard storage, Group S-1.

Storage Group S-1 moderate-hazard storage occupancies shall require a rating of not less than the Building and Fire Codes requirements for Group S-2 low hazard storage occupancy.

**Section 3.** That Sections 7-14, 7-14.1, 7-15, and 7-16, Article II (Building), Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-14. Code adopted. Except as amended in this article, the International Building Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-14.1. Appendix adopted. Except as amended in this article, Appendix K of the International Building Code, 2015 edition, is adopted.

Section 7-15. Code deletions. The following parts of the International Building Code are deleted:

Paragraph 105.1.1

Paragraph 105.1.2

Section 113

Subsections 1101.2 – 1111.4.2

Subsection 1507.8

Subsection 1507.9

Section 7-16. Code amendments. The following sections of the 2015 International Building Code are amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1 Title. These regulations shall be known as the Building Code of the City of Sugar Land, hereinafter referred to as "this code."

*Subsection 105.2 is amended to read as follows:*

105.2 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 the city. Permits shall not be required for the following:

**Building:**

1. Oil derricks.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Temporary motion picture, television and theater stage sets and scenery.
4. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
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.
7. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

**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.

**Gas:**

1. Portable heating appliance.

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

**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.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 KW) or less.

**Plumbing:**

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. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

*Section 105 is amended by adding Subsection 105.8 to read as follows:*

105.8. Insurance Required. As a condition to the issuance of the permit, the Contractor shall submit proof that the contractor has: Workers' Compensation insurance as required by law; general liability insurance of at least \$100,000.00 for any one accident for property damage and \$300,000.00 for any one person for injuries or death; and \$5,000.00 for medical expenses for any one person.

*Subsection 1101.1 is amended to read as follows:*

1101.1. Scope. Buildings and facilities shall be designed and constructed to be accessible in accordance with Chapter 469 of the Texas Government Code, the Texas Architectural Barriers Act, and the Texas Accessibility Standards.

*Subsection 1612.3 is amended to read as follows:*

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the City Council shall adopt a flood hazard map(s) and supporting data. The flood hazard map(s) shall include, at a minimum, areas of special flood hazard as set forth in section 8-12 of the Development Code. The flood hazard map(s) and supporting data adopted pursuant to section 8-12 of the Development Code are adopted and declared to be part of this section.

**Section 4.** That Chapter 7 of the Sugar Land Development is amended by adding Article II-A to read as follows:

## ARTICLE II-A. EXISTING BUILDING CODE

Section 7-17. Code adopted. Except as amended in this article, the International Existing Building Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-18. Code deletions. The following section of the International Existing Code is deleted:

Section 112

Section 7-19. Code amendments. The following section of the International Existing Code is amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1. Title. These regulations shall be known as the Existing Building Code of the City of Sugar Land, hereinafter referred to as "this code."

**Section 5.** That Sections 7-21 and 7-22, Article III (Electrical), Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-21. Code adopted. Except as amended in this article, the National Electrical Code, 2014 Edition, as published by the National Fire Protection Association is adopted.

Section 7-22. Code amendments. The following parts of 2014 National Electrical Code are amended:

310.106(B) Conductor Material. Conductors in this article shall be of copper-clad aluminum, copper, or aluminum in sizes 1/0 or larger, unless otherwise stated.

*Table 310.106(A): The indicated minimum conductor size is amended to read as follows:*

Table 310.106(A) Minimum Size of Conductors

Conductor Voltage Rating (Volts)	Minimum Conductor Size (AWG)	
	Copper	Aluminum or Copper-Clad Aluminum
0-2000	12	(intentionally deleted)
2001-5000	8	(intentionally deleted)
5001-8000	6	(intentionally deleted)
8001-15,000	2	(intentionally deleted)
15,001-28,000	1	(intentionally deleted)
28,001-35,000	1/0	1/0

310.10(F): That part of 310.10(F) that reads "Cables rated above two thousand (2,000) volts shall be shielded is amended to read, "Cables carrying more than fifty (50) volts shall be shielded."

**Section 6.** That Sections 7-26, 7-27, and 7-28, Article IV (Gas), Chapter 7 of the Sugar Land Development Code is amended to read as follows:

Section 7-26. Code adopted. Except as amended in this article, the International Fuel Gas Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-27. Code deletions. The following section of the International Fuel Gas Code is deleted:

Section 109

Section 7-28. Code amendments. The following section of the International Fuel Gas Code is amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Sugar Land, hereinafter referred to as "this code."

**Section 7.** That Section 7-31, 7-32, and 7-33, Article V (Mechanical), Chapter 7 of the Sugar Land Development Code is amended to read as follows:

Section 7-31. Code adopted. Except as amended in this article, the International Mechanical Code, 2015 edition, as published by the International Code Council is adopted.

Section 7-32 Code deletions. The following section of the International Mechanical Code is deleted:

Section 109

Section 7-33. Code amendments. The following section of the International Mechanical Code is amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Sugar Land, hereinafter referred to as "this code."

**Section 8.** That Sections 7-36, 7-37, and 7-38, Article VI (Plumbing) of Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-36. Code adopted. Except as amended in this article, the International Plumbing Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-37 Code deletions. The following sections of the International Plumbing Code are deleted:

Section 109

## Paragraph 705.11.2 Exceptions

Section 7-38. Code amendments. The following sections of the International Plumbing Code are amended as follows:

*Section 101.1 is amended to read as follows:*

101.1. Title. These regulations shall be known as the International Plumbing Code of the City of Sugar Land, hereinafter referred to as "this code".

*Section 504.6(5) is amended to read as follows:*

504.6(5) Discharge to a waste receptor, the outdoors or an approved location.

**Section 9.** That Sections 7-41, 7-42 and 7-43, Article VII (Property Maintenance), Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-41. Code and Appendix adopted. Except as amended in this article, the International Property Maintenance Code, 2015 edition, and Appendix A of said Code, as published by the International Code Council, are adopted.

Section 7-42. Code deletions. The following sections of the International Property Maintenance Code are deleted:

Section 107

Section 108

Section 109

Section 110

Section 111

Section 7-43. Code amendments. The following sections of the International Property Maintenance Code are amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Sugar Land, hereinafter referred to as "this code".

*Subsection 103.1 is amended to read as follows:*

103.1 General. The city manager will designate which department will serve as the department of property maintenance inspection for the purposes of this code and hereby designates the executive official in charge of the department as the code official.

*Subsection 103.5 is amended to read as follows:*

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be indicated in the City of Sugar Land Code of Ordinances.

*Subsection 106.2 is amended to read as follows:*

106.2. Notice of violation. The code official shall serve a notice of violation

*Subsection 106.3 is amended to read as follows:*

106.3. Prosecution of violation. Any person failing to comply with a notice of violation or order shall be deemed guilty of a misdemeanor or civil infraction as determined by the city, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the city on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

*Section 202 definition of Inoperable motor vehicle is amended to read as follows:*

Junked motor vehicle. A motor vehicle that is self-propelled and displays an expired license plate or does not display a license plate; and is wrecked, dismantled or partially dismantled, or discarded or inoperable and has remained inoperable for more than seventy-two consecutive hours, if the vehicle is on public property or thirty consecutive days, if the vehicle is on private property. A junked motor vehicle may also be an aircraft that does not have lawfully printed on the aircraft an unexpired federal aircraft identification number registered under Federal Aviation Administration aircraft registration regulations in 14 C.F.R. Part 47. A junked motor vehicle may also be a watercraft that does not have lawfully on board an unexpired certificate number and is not a watercraft described by V.T.C.A. § 31.055, Parks and Wildlife Code.

*Subsection 302.4 is amended to read as follows:*

Subsection 302.4 Weeds. Premises and exterior property shall be maintained free from weed or plant growth in excess of 9 inches except as provided for in other regulations. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and garden. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

*Subsection 302.8 is amended to read as follows:*

302.8 Junked motor vehicle. Except as provided for in other regulations, no junked motor vehicle shall be parked, kept, or stored on any premises. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes. The activity must be compliant with zoning regulations.

*Subsection 304.14 is amended to read as follows:*

304.14 Insect screens. During the period from January 1<sup>st</sup> to December 31<sup>st</sup>, every door, window and other outside opening required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

*Paragraph 704.2.1 is amended to read as follows:*

704.2.1 Where Required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3.

Exception: Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

*Appendix A is amended to read as follows:*

A101.1 General. Windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons and shall be painted with exterior grade paint to correspond to the color of the existing structure.

A101.2 Maintenance. Boarding materials shall be maintained in good condition. Any peeling, flaking and/or chipped paint shall be eliminated and the surfaces repainted.

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and sections A103.2 through A103.5.

Exception: Alternative methods of installation may be used upon prior approval from the City of Sugar Land.

**Section 10.** That Sections 7-46, 7-47, and 7-48, Article VIII (Residential Code), Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-46. Code adopted. Except as amended in this article, the International Residential Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-47. Code deletions. The following sections of the International Residential Code are deleted.

Section R112

Section R313

Subsection R905.7

Subsection R905.8

Section P2904

Section 7-48. Code amendments. The following parts of the International Residential Code are amended:

*Subsection R101.1 is amended to read as follows:*

R101.1. Title. These regulations shall be known as the Residential Code for One and Two Family Dwellings of the City of Sugar Land, and shall be cited as such and will be referred to hereinafter as "this code."

*Subsection R105.2 is amended to read as follows:*

R105.2 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 the city. Permits shall not be required for the following:

**Building:**

1. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
2. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
3. Swings and other playground equipment.
4. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.

**Electrical:**

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Gas:**

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**Mechanical:**

1. Portable heating appliances.

2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, 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. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

*Subsection R302.2 is amended to read as follows:*

R302.2. Townhouses. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend on and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

Exception: Where a fire sprinkler system in accordance with NFPA 13D is required, the common wall shall not be less than 2-hour fire resistance rated wall assembly tested in accordance with ASM or UL.

**Section 11.** That Chapter 7 of the Sugar Land Development Code is amended by adding Article VIII-A to read as follows:

**ARTICLE VIII-A. SWIMMING POOL AND SPA CODE**

Section 7-51. Code adopted. Except as amended in this article, the International Swimming Pool and Spa Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-52. Code amendments. The following section of the International Swimming Pool and Spa Code is amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1. Title. These regulations shall be known as the Swimming Pool and Spa Code of the City of Sugar Land, hereinafter referred to as "this code."

Section 7-53. Code deletions. The following section of the International Swimming Pool and Spa Code is deleted:

Section 108

**Section 12.** That Section 7-56, Article IX (Fire Prevention), Chapter 7 of the Sugar Land Development Code is deleted and Section 7-56 is hereby reserved.

**Section 13.** That Sections 7-57, 7-57.1 and 7-58, Article IX (Fire Prevention), Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-57. Code adopted. Except as amended in this article, the International Fire Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-57.1. Appendix adopted. Except as amended in this article, Appendix B and D of the International Fire Code, 2015 edition, are adopted.

Section 7-58. Code amendments. The following sections of the International Fire Code are amended:

*Subsection 101.1 is amended to read as follows:*

101.1. Title. These regulations shall be known as the Fire Code of the City of Sugar Land, hereinafter referred to as "this code."

*Subsection 103.1 is amended to read as follows:*

103.1. General. The department of fire prevention is established within the city under the direction of the fire marshal, hereafter referred to in this code as the code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.

*Paragraph 105.7.6 is amended to read as follows:*

105.7.6. Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm, detection systems and electronic door locking systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

*Subsection 109.4 is amended to read as follows:*

109.4. Violation penalties. Persons who knowingly violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under the provisions of this code, shall be guilty of a misdemeanor and will be punished as authorized in section 1-7 of the Development Code, as amended therein and thereafter.

*Subsection 307.2 is amended to read as follows:*

307.2. Permit required. A permit must be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range wildlife management practices, prevention or control of disease or pests, bonfire, recreational fire or controlled burning as allowed by the Texas Commission on Environmental Quality.

*Subparagraph 308.1.6.3 is amended to read as follows:*

308.1.6.3 Sky lanterns. Sky lanterns are prohibited.

*Paragraph 503.1.1 is amended to read as follows:*

503.1.1. Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within one hundred fifty (150) feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. One (1) side of all buildings shall be within fifty (50) feet of the fire lane. Access roadways shall extend the entire length of one (1) side of all buildings thirty (30) feet in height, and shall not be less than fifteen (15) feet or more than thirty (30) feet from the building to accommodate ladder operations. The area from the building to the access roadway shall be free of any obstructions that might interfere with ladder operations.

*The Exceptions to Paragraph 503.1.1 is amended by adding Subparagraphs (1.4) and (1.5) to read as follows:*

(1.4) Group U and other accessory use buildings, five hundred (500) square feet or less, may be located more than fifty (50) feet but not more than five hundred (500) feet from an access roadway, provided the code official determines that the conditions are such that firefighting operations will not be obstructed.

(1.5) The width of access roadways accessing one- and two-family dwellings, which are located more than one hundred fifty (150) feet but less than five hundred (500) feet from a public street, shall not be less than twelve (12) feet wide.

*Subsection 503.3 is amended to read as follows:*

503.3. Marking. Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access road to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lane markings shall be in accordance with Appendix D of this chapter. It is unlawful for any person to occupy, continue to occupy, or make use of any building until the requirements for fire lane markings applicable to the real property where the building is located have been met.

*Paragraph 503.4.1 is amended to read as follows:*

503.4.1 Traffic calming devices. Speed humps and speed bumps are prohibited.

*Subsection 605.4 is amended by adding Paragraph 605.4.4 to read as follows:*

605.4.4. Fused plug strips. Multi-plug power strips equipped with over-current protection may be used if listed by a nationally recognized testing organization. The amperage of the device shall not be less than the rated capacity of the appliance, fixture or outlet served.

*Subsection 903.2 is amended to read as follows:*

903.2. Where required. Approved automatic fire sprinkler systems in new buildings and structures and in existing buildings and structures shall be provided in the locations listed below and where otherwise described in this code.

1. All new non-residential buildings with a total square footage of seven thousand five hundred (7,500) feet or more. To be considered a separate building, attached buildings must be separated by a UL listed four-hour fire rated wall, without openings, and must be supplied with separate utility connections.
2. All new residential buildings classified by the International Building Code as Group R-1, R-2 or R-4. This includes motels, hotels, condominiums, town-homes, apartment buildings, dormitories, boarding houses, convents, fraternities, sororities and monasteries.
3. Any new building not accessible by an approved access roadway.
4. Existing non-residential buildings when any addition creates a building space totaling seven thousand five hundred (7,500) square feet or more.
5. Existing non-residential buildings when the combining of one (1) or more lease spaces results in a lease space totaling twelve thousand (12,000) square feet or more.
6. Existing non-residential buildings fifteen thousand (15,000) square feet or more, when more than fifty (50) percent of the building is renovated in one or more phases.

Exceptions: Automatic fire sprinklers are not required in the following open structures:

Pavilions, open gazebos, detached canopies or open parking garages as defined by the Building Code. Except for parking garages, open structures shall have a minimum of seventy (70) percent clear opening on all sides. Parking garages shall be considered open structures when they meet the criteria for open parking garages as defined by the Building Code.

*Subsection 903.4 is amended to read as follows:*

903.4. Sprinkler system monitoring and alarms. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.

2. Limited area sprinkler systems serving fewer than twenty (20) sprinklers.
3. Automatic sprinkler systems installed in accordance with 13R where a common supply main is used to supply both domestic water and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey Pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
8. P.I.V. valves located in a secure location under the supervision of the property owner may be locked in the open position.

*Paragraph 903.4.2 is amended to read as follows:*

903.4.2. Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building, in an approved location. When water flow supervision is provided, alarm devices shall be located within the interior of the building to provide an internal evacuation signal throughout the building. Group R-1, R-2 and condominiums shall be provided with an alarm signal device in each unit to provide an internal evacuation signal. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

*Subsection 905.3 is amended to read as follows:*

905.3. Required installations. Standpipe systems shall be installed where required by Paragraphs 905.3.1 through 905.3.6 and in the locations indicated in Subsections 905.4, 905.5, 905.6 and in open or closed automobile parking garages, as defined by the Building Code. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

*Subsection 5608.1 is amended to add Paragraph 5608.1.1 to read as follows:*

5608.1.1. Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the city limits of Sugar Land, Texas. It shall be unlawful for any person to manufacture or sell fireworks within the City of Sugar Land corporate limits. Except as herein provided, it shall be unlawful for any person to assemble, possess, store, transport, receive, keep, sell, offer or have in his or her possession with the intent to sell, use, discharge, ignite, detonate, fire or otherwise put in action any fireworks of any description.

Exception: The use of fireworks for display as permitted in Section 5608.

*Subsection 5608.2 is amended to read as follows:*

5608.2. Permit application. Prior to issuing permits for fireworks display, plans for the display, inspections of the display site and demonstrations of the display operations shall be approved and all applicable state and federal permits shall have been obtained. The applicant for the display shall, at the time of making application, furnish proof that he or she carries compensation insurance for his employees as provided for by laws of this state and he or she shall file with the code official, for approval, a certificate of insurance evidencing the carrying of public liability insurance, including bodily injury liability, in limits of not less than one hundred thousand dollars (\$100,000.00) for each person and one million dollars (\$1,000,000.00) for each accident, issued by an insurance company authorized to conduct business in this state for the benefit of the person named therein as insured as evidence of ability to respond in damages in at least the above amounts. For each display of fireworks under this section, standby personnel and equipment from the Sugar Land Fire Department shall be required. The number of personnel and equipment to be in attendance shall be determined by the Fire Marshal. The expense of such personnel and equipment at the display shall be paid in advance by the applicant prior to the issuance of the permit. The fee charged for each standby fire engine and crew shall be as specified in the appropriate fee schedule of the City of Sugar Land. Fees for other required personnel shall be based on actual cost.

*Subclause 5704.2.7.5.5.2 is amended to read as follows:*

5704.2.7.5.5.2. Underground tanks. For underground tanks, fill pipe and discharge lines shall enter only through the top. Fill lines shall be sloped toward the tank. Underground tanks for, Class I liquids, having a capacity greater than one thousand (1,000) gallons (3,785 L) shall be equipped with a tight fill device for connecting the fill hose to the tank. Product discharge lines shall be provided with an approved secondary containment system.

*Subparagraph 5704.2.7.7 is amended to read as follows:*

5704.2.7.7 Design, fabrication, construction and general installation requirements for tanks. The design, fabrication, construction and general installation of tanks shall comply with NFPA 30. Each tank shall bear a permanent nameplate or marking indicating the standard used as the basis of design. Underground tanks shall be of double-wall construction and shall meet the latest federal and state construction and installation rules, regulations and laws.

*Clause 5704.2.9.6.1 is amended to read as follows:*

5704.2.9.6.1. Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground storage tanks outside of buildings is prohibited.

Exceptions:

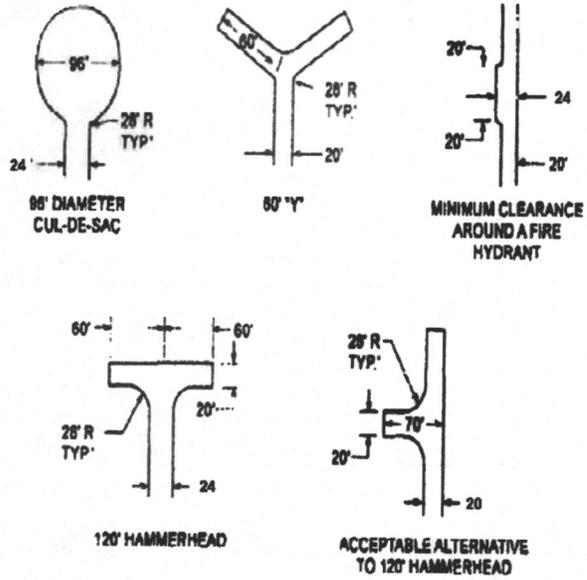
1. Portable storage tanks for Class I or Class II flammable or combustible liquids, not exceeding six hundred sixty (660) gallons, may be allowed at construction sites if the

code official determines that necessary safety precautions and procedures are provided.

2. Portable storage tanks for Class II and Class III combustible liquids, not exceeding one thousand one hundred (1,100) gallons, may be allowed at construction sites if the code official determines that necessary safety precautions and procedures are provided.
3. The storage of flammable and combustible liquids in protected above-ground storage tanks may be allowed at locations other than Group R occupancy locations, if the code official determines that necessary safety precautions and procedures are provided.
4. The storage of flammable and combustible liquids in areas zoned as Group M.
5. The storage of Class III B combustible liquids, at garages and service stations, in approved storage tanks.

*Subsections D103.1, D103.5, D103.6, and D107.1 of Appendix D are amended to read as follows:*

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 24 feet, exclusive of shoulders.



**FIGURE D103.1**  
**DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet except, the minimum gate width across single lane one way access points shall be 14 feet.
2. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person.
3. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
4. Commercial electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
5. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
6. Locking device specifications shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
9. Residential electric gates providing access to more than four (4) residences shall be equipped with radio frequency controlled emergency access approved by the fire code official.
10. Existing residential electric gates not equipped with radio controlled emergency access are required to have radio frequency controlled emergency access by January 2018.

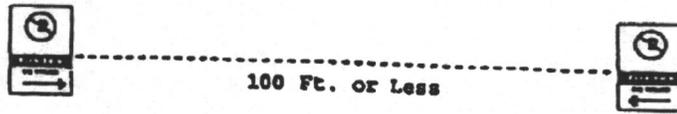
D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked in one of the following manners:

1. CURB PAINTING - Curbs along fire lanes shall be painted red with white letters stating "FIRE LANE TOW AWAY ZONE" painted at intervals not exceeding every 50' feet. The letters shall not be less than three inches tall.
2. FLAT SURFACE (NO CURB) – A red six (6) inch stripe, with markings indicated in Paragraph 1 above, shall be placed along the outer edges of the pavement along the fire lane.
3. Free standing signs placed along the fire lane. The design and placement of signs shall be in accordance with figure D 103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Paragraphs D103.6.1 or D103.6.2.

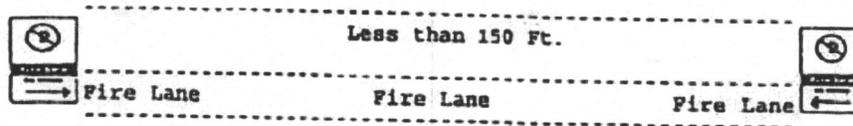
FIGURE D103.6

**FIRE LANE MARKING STANDARD SIGNAGE**

1. One hundred (100) foot separation, or less, between zone extremity.  
One sign at each extremity, with single arrow indicator pointing in direction of zone.



2. Between one hundred (100) feet, but less than one hundred fifty (150) feet.  
Between zone extremity, one sign at each extremity, with single arrow indicator pointing in direction of zone.

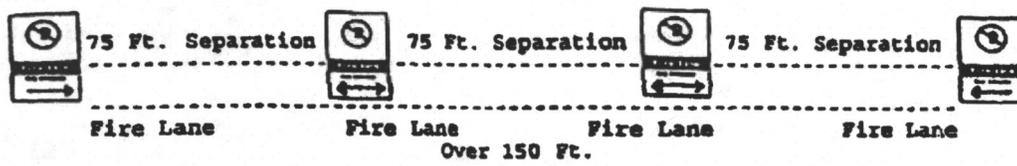


3. One hundred and fifty (150) foot separation between zone extremity.  
One sign at each extremity, with single arrow indicator pointing in the direction of zone, with one additional sign with double arrow indicator pointing in both directions of zone, located at the seventy-five (75) foot point within the zone.



4. Over one hundred and fifty (150) feet between zone extremity.

One sign at each extremity with single arrow indicator pointing in the direction of zone, with additional signs, with double arrow indicator pointing in both directions of zone, located at each seventy-five (75) foot interval between extremity signs.



5. Sign placement intervals may exceed the requirements of 1,2,3, and 4 above if approved by the Fire Official.



Left Extremity Arrow  
Indicator



Center Arrow Indicator  
Pointing in Direction  
Regulation in Effect



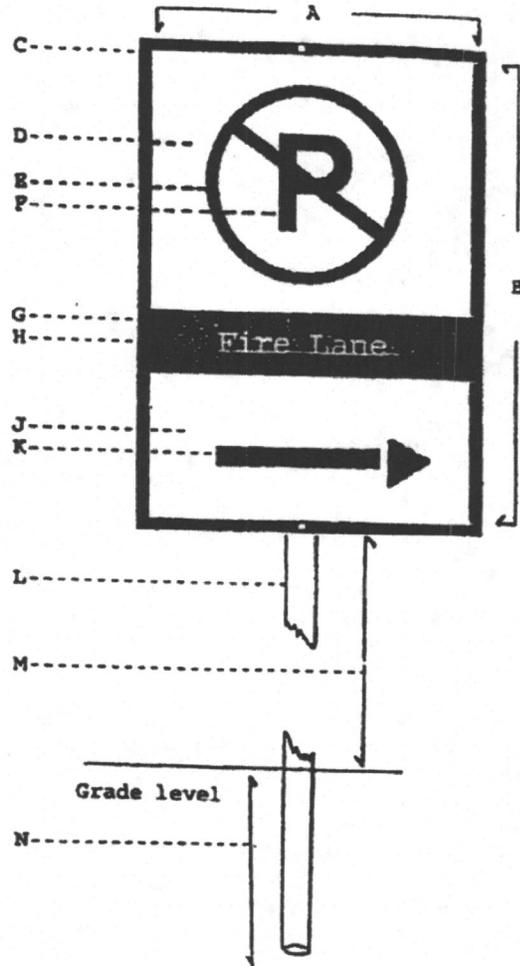
Right Extremity Arrow  
Indicator

7. Signs

Sign, border, lettering, background  
 Instruction indicator **NOT** required to be reflectorized

2. Sign material - .080 Aluminum

- A. Sign width - 18"
- B. Sign length - 24"
- C. Outside Border - Red  
Min. 5/8" wide
- D. Background - White
- E. Circle/Slash - Red  
Min. 10" diameter
- F. Letter P - Black  
Min. 8" tall, 1 1/4" wide
- G. Center Strip - Red  
Min. 3" wide
- H. Wording - White  
Min. 2" high, 1/4" wide
- I. NOT APPLICABLE
- J. Background - White
- K. Arrow Indicators - Solid Red
- L. Sign post - 3/8"  
Galvanized Tubular
- M. Sign height from grade level, seven feet (7')
- N. Sign post set min. of eighteen inches (18") below grade in well packed or concrete foundation



Signs shall be securely fastened to post at the upper and lower center positions of sign face

Signs may be placed on buildings or columns if approved by the Fire Official.

D107.1 One- or two-family dwelling residential developments. Developments of one-or two-family dwellings where the number of dwelling units exceeds 75 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 75 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Subparagraphs 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**Section 14.** That Article IX (Fire Prevention), Chapter 7 of the Sugar Land Development Code is amended by adding Section 7-57.2 to read as follows:

Section 7-57.2. Code deletions. The following sections of the International Fire Code are deleted.

Subsections 103.2 – 103.4

Subsection 510.2

**Section 15.** That Sections 7-59.5, 7-59.6, and 7-59.7, Article IX-A (Energy) Chapter 7 of the Sugar Land Development Code are amended to read as follows:

Section 7-59.5. Code adopted. Except as amended in this article, the International Energy Conservation Code, 2015 edition, as published by the International Code Council, is adopted.

Section 7-59.6. Code deletions. The following sections of the International Energy Conservation Code are deleted:

Section C109

Section R109

Section 7-59.7. Code amendments. The following section of the International Energy Conservation Code is amended as follows:

*Subsection 101.1 is amended to read as follows:*

101.1. Title. These regulations shall be known as the International Energy Conservation Code of the City of Sugar Land, hereinafter referred to as "this code".

**Section 16.** That the provisions of this ordinance are severable and the invalidity of any part of this ordinance shall not affect the validity of the remainder of the ordinance.

**Section 17.** That any person found guilty of violating this ordinance shall be fined not more than \$2000.00 for each offense. Notice of the enactment of this ordinance shall be given by publishing the ordinance or its descriptive caption and penalty in the city's official newspaper one time within thirty days of passage.

APPROVED on first consideration on September 01, 2015.

ADOPTED upon second consideration on September 15, 2015.

James A. Thompson  
James A. Thompson, Mayor

ATTEST:  
Glenda Gundermann  
Glenda Gundermann, City Secretary

APPROVED AS TO FORM:  
Trisha Long



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>09-15-15</b>	<b>AGENDA REQUEST NO:</b>	<b>III-C</b>
<b>INITIATED BY:</b>	<b>CLARK PESCHEL, CBO BUILDING OFFICIAL</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PERMITS &amp; INSPECTIONS</b>
<b>PRESENTED BY:</b>	<b>CLARK PESCHEL, CBO BUILDING OFFICIAL</b>	<b>DIRECTOR:</b>	<b>CLARK PESCHEL, CBO <i>CWP</i> BUILDING OFFICIAL</b>
	<b>NICOLE SOLIS, CODE COMPLIANCE ADMINISTRATOR</b>	<b>ADDITIONAL DIRECTOR (S):</b>	<b>STACIE HENDERSON, <i>SA</i> COMMUNITY DEVELOPMENT ADMINISTRATOR</b>
			<b>JUAN ADAME, <i>JA</i> FIRE CHIEF</b>

<b>SUBJECT / PROCEEDING:</b>	<b>UPDATES TO INTERNATIONAL BUILDING CODES AND NATIONAL ELECTRICAL CODE/ SECOND READING OF ORDINANCE NO. 2027</b>
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<b>EXHIBITS:</b>	<b>ORDINANCE NO. 2027</b>
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CLEARANCES		APPROVAL	
<b>LEGAL:</b>	<b>TRISHA DANG, <i>TD</i> ASSISTANT CITY ATTORNEY</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>JIM CALLAWAY <i>JC</i></b>
<b>PURCHASING:</b>	<b>N/A</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>N/A</b>
<b>BUDGET:</b>	<b>N/A</b>	<b>CITY MANAGER:</b>	<b>ALLEN BOGARD <i>Allen Bogard</i></b>

BUDGET	
<b>EXPENDITURE REQUIRED: \$</b>	<b>N/A</b>
<b>CURRENT BUDGET: \$</b>	<b>N/A</b>
<b>ADDITIONAL FUNDING: \$</b>	<b>N/A</b>

**RECOMMENDED ACTION**

Second Reading of Ordinance No. 2027 to update from the 2009 International Codes to the 2015 International Codes, and from the 2008 National Electrical Code to the 2014 National Electrical Code.



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>09-01-15</b>	<b>AGENDA REQUEST NO:</b>	<b>VII-B</b>
<b>INITIATED BY:</b>	<b>CLARK PESCHEL, CBO BUILDING OFFICIAL</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PERMITS &amp; INSPECTIONS</b>
<b>PRESENTED BY:</b>	<b>CLARK PESCHEL, CBO BUILDING OFFICIAL</b>	<b>DIRECTOR:</b>	<b>CLARK PESCHEL, CBO <i>CLP</i> BUILDING OFFICIAL</b>
	<b>NICOLE SOLIS, CODE COMPLIANCE ADMINISTRATOR</b>	<b>ADDITIONAL DIRECTOR (S):</b>	<b>STACIE HENDERSON, <i>SA</i> COMMUNITY DEVELOPMENT ADMINISTRATOR</b>
			<b>JUAN ADAME, <i>JA</i> FIRE CHIEF</b>

**SUBJECT / PROCEEDING:** **UPDATES TO INTERNATIONAL BUILDING CODES AND NATIONAL ELECTRICAL CODE/  
FIRST READING OF ORDINANCE NO. 2027**

**EXHIBITS:** **ORDINANCE NO. 2027**

CLEARANCES		APPROVAL	
<b>LEGAL:</b>	<b>TRISHA DANG, <i>TD</i> ASSISTANT CITY ATTORNEY</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>JIM CALLAWAY <i>JC</i></b>
<b>PURCHASING:</b>	<b>N/A</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>N/A</b>
<b>BUDGET:</b>	<b>N/A</b>	<b>CITY MANAGER:</b>	<b>ALLEN BOGARD <i>Allen Bogard</i></b>

BUDGET	
<b>EXPENDITURE REQUIRED: \$</b>	<b>N/A</b>
<b>CURRENT BUDGET: \$</b>	<b>N/A</b>
<b>ADDITIONAL FUNDING: \$</b>	<b>N/A</b>

**RECOMMENDED ACTION**  
First Reading of Ordinance No. 2027 to update from the 2009 International Codes to the 2015 International Codes, and from the 2008 National Electrical Code to the 2014 National Electrical Code.

## EXECUTIVE SUMMARY

Every three years there are revisions and rewrites of a series of documents commonly referred to as the building codes. These documents actually include the building code, mechanical code, fuel gas code, electrical code, plumbing code, energy conservation code, swimming pool code, fire code, residential code, and property maintenance code and their references.

Since three years is a short time period to change and comprehend such a large amount of code information for staff and the Development Community, the City has extended the time period of updating our Building Code to six years. This time period has proven to keep us current with code trends, technology and managing our Insurance Service Organization ratings.

As technology and methods change, these revisions are necessary to keep the community safe and competitive. The current documents adopted by the City are the 2009 International Codes, published by the International Code Council and the 2008 National Electrical Code published by the National Fire Protection Association.

This year the City has the opportunity to be one of the early cities to adopt the 2015 International Codes and 2014 National Electrical Code. This is also an opportunistic time to transition from the 2009 Codes since currently permitted major commercial projects carry over and are not impacted by code updates. A more consistent code transition occurs when major projects begin developing under the codes for the same year, which would include the future Historic Imperial District.

Over a five month period, the codes have been reviewed by a Technical Advisory Committee comprised of citizens and members of the design community, the building community and trade groups. Members included Stephen McKinney-Fire Safe, Dinesh Shah-Shah Companies, Doug Turner-Doug Turner Plumbing, Tommy Listi-Graves Mechanical, Jerry Ulke-Johnson Development, Sanji Jain-Civil Engineer; SL 101 graduate, Dave Kelsey-Sugar Land Electric and Jim Lawless-Architect. During the review, several amendments were made that are primarily created by unique circumstances in Sugar Land, or by the continuation of polices previously approved by City Council. Following the meeting of the Technical Advisory Committee, they recommended approval of the codes, as amended, to City Council.

Since concluding the review process with the Technical Advisory Committee we have met with the Development Committee and the Planning and Zoning Commission. A workshop with City Council was held on July 28, 2015. City Council provided direction, we are proceeding with the Second Reading of Ordinance No. 2027 in accordance with that direction.

## EXHIBITS