CITY COUNCIL

1520 K Avenue, Plano TX 75074 and via videoconference

DATE: June 9, 2025

TIME: 7:00 PM

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, YouTube.com/cityofplanotexas and Facebook.com/cityofplanotx.

To speak at the meeting, register at Plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: councilcomments@plano.gov.

CALL TO ORDER

INVOCATION: Pastor Rita Kopecki – New Hope Christian Fellowship

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Troop 3000 – Charter Organization Resurrection Lutheran Church

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

PROCLAMATIONS AND SPECIAL RECOGNITIONS

Proclamation: June 19 is Juneteenth Day in Plano commemorating the end of slavery in the United States. **Presented**

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Minutes

(a) May 27, 2025
Approved

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

(b) RFB No. 2025-0121-AC for a one-year contract with four (4) one-year automatic renewals for Emergency Services Light Duty Upfitting and Decommissioning for Fleet Equipment Services to Carstar Sheer Metal, Mal Technologies Fleet, Pro-Fit Outfitters, Stolz Telecom Inc, and Five Star Chevrolet, LLC in the estimated annual amount of $250,000; and authorizing the City Manager to execute all necessary documents. **Approved**

(c) RFB No. 2025-0241-B for Two (2) Self-Unloading Belt Trailers for Fleet Services to Chaves Brothers Management, LLC in the amount of $251,900; and authorizing the City Manager to execute all necessary documents. **Approved**

(d) RFB No. 2025-0245-B for Prairie Meadow Park Drainage Improvements, Project No. PKR-P-00099, for the Parks and Recreation Department to C. Green Scaping, LP in the amount of $107,062; and authorizing the City Manager to execute all necessary documents. **Approved**

(e) RFB No. 2025-0210-B for Tom Muehlenbeck Center Furniture for the Facilities Division of the Engineering Department to New Tangram, LLC DBA Tangram Interiors in the estimated amount of $234,204; and authorizing the City Manager to execute all necessary documents. **Approved**

(f) RFB No. 2025-0274-B for 62-Plano Event Center Replace Parking Lot Lights and Poles, Project No. FAC-F-00161, for the Facilities Division of the Engineering Department to Victory Lighting & Electrical Services, LLC in the amount of $266,596; and authorizing the City Manager to execute all necessary documents. **Approved**

(g) RFQ No. 2024-0571-B for an Engineering Design Services Agreement for Spring Creek Drainage Analysis - 15th Street to Plano Parkway, Project No. ENG-D-00008, for the Engineering Department to Lockwood, Andrews & Newnam, Inc. in the amount of $659,101; and authorizing the City Manager to execute all necessary documents. **Approved**

Purchase from an Existing Contract

(h) To approve the purchase of Portable Radios, Body Worn Cameras, In-Car Video Recording Systems, and associated items for the Police Department in the amount of $5,674,069 from Motorola Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (HGAC RA05-21) **Approved**

Approval of Expenditure

(i) To approve an expenditure for Landscape Architect professional services for Arbor Hills Nature Preserve Playground Renovation, Project No. PKR-P-00068, in the amount of $215,755 from Dunaway Associates, LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

(j) To approve the Investment Portfolio Summary for the quarter ended March 31, 2025; and providing an effective date. **Adopted Resolution No. 2025-6-1(R)**

Adoption of Ordinances

(k) To repeal in its entirety Section 8-17, Adoption of International Fire Code, of Article II, Fire Code, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano; adopting the 2024 Edition of the International Fire Code, with certain revised additions, deletions, and amendments, as the Fire Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted Ordinance No. 2025-6-2**

(l) To amend Section 14-3, Weeds, refuse, unsanitary conditions and stagnant water, of Article I, In General, of Chapter 14, Offenses – Miscellaneous, of the Code of Ordinances of the City of Plano, to comply with changes in state law associated with municipal regulations related to agricultural operations and to revise administrative fees assessed for abatement; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-3**

(m) To repeal Ordinance No. 2022-1-11, codified as Divisions 1, Generally, and 2, Amendments, of Article III, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano; adopting the 2024 edition of the International Property Maintenance Code, including Appendix A, with certain additions, deletions, and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-4**

(n) To amend Section 6-179, Permit to construct or alter, and Section 6-186, Maintenance, of Division 1, General, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to remove unnecessary requirements, confusing language, and clarify responsibility for proper fence construction and maintenance; providing for an offense for the failure to properly construct and maintain a fence structure; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-5**

(o) To amend Section 14-15, Graffiti, of Article I, In General, of Chapter 14, Offenses - Miscellaneous, of the Code of Ordinances of the City of Plano, to adjust administrative fees assessed for abatement of graffiti; providing for an offense for the failure to remove graffiti; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-6**

(p) To repeal in its entirety City of Plano Ordinance No. 2022-1-12, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Plumbing Code, with certain additions, deletions, and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-7**

(q) To repeal in its entirety City of Plano Ordinance No. 2022-1-13, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; adopting the 2024 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability cause, a saving clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-8**

(r) To repeal in its entirety City of Plano Ordinance No. 2022-1-16, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-9**

(s) To repeal in its entirety City of Plano Ordinance No. 2022-1-15 codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Energy Conservation Code, with certain additions, deletions, and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-10**

(t) To repeal in its entirety City of Plano Ordinance No. 2022-1-18, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Existing Building Code, with certain additions, deletions, and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-11**

(u) To repeal in its entirety City of Plano Ordinance No. 2022-1-19, codified as Article XXIII, Swimming Pool and Spa Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Swimming Pool and Spa Code, with certain additions, deletions, and amendments, as the Swimming Pool and Spa Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-12**

(v) To repeal in its entirety Ordinance No. 2022-1-14, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances; adopting the 2023 National Electrical Code, with certain additions, deletions, and amendments as the Electrical Code of the City of Plano; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-13**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

(1) Public Hearing and consideration of an Ordinance to repeal in its entirety City of Plano Ordinance No. 2022-1-10, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-6-14**

(2) Public Hearing and consideration of an Ordinance to repeal City of Plano Ordinance No. 2022-1-17, codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Residential Code, with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-6-15**

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at https://www.plano.gov/395/Accessibility-Accommodations.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM:

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

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RECOMMENDED ACTION: Location Link

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Proclamations
DIRECTOR: Andrew Fortune, Director of Policy & Government Relations
AGENDA ITEM: Juneteenth is June 19, 2025
RECOMMENDED ACTION: Proclamations and Special Recognition

ITEM SUMMARY

Proclamation: June 19 is Juneteenth Day in Plano commemorating the end of slavery in the United States. **Presented**

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Legal
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Approval of Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

May 27, 2025
Approved

ATTACHMENTS:

Description	Upload Date	Type
Preliminary Open Meeting Minutes	5/28/2025	Minutes
Regular Meeting Minutes	5/28/2025	Minutes

PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
May 27, 2025

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla Jr.

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Monday, May 27, 2025, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice, Section 551.071; discuss Economic Development matters, Section 551.087; and discuss Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:01 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:13 p.m.

- **Consideration and action resulting from Executive Session discussion**
  Personnel -
  a) Appointment of Mayor Pro Tem and Deputy Mayor Pro Tem
  Mayor Muns Designated Maria Tu as Mayor Pro Tem and Julie Holmer as Deputy Mayor Pro Tem.
- **Council appointments to various boards, commissions, committees, and organizations**
  Mayor Muns made liaison appointments as noted in the attached "Exhibit A".
- **Comprehensive Monthly Financial Report – March 2025**
- **Code Adoption Process Presentation**
- **Discussion and direction re: General and Technology Solution Compensation Plans**
- **Consent and Regular Agendas**
  Consent Agenda Item "A" (Council Member) and "E" (Staff), were removed for individual consideration. Consent Item "G" (Staff) was removed for consideration at a future meeting.

- **Council items for discussion/action on future agendas**

City Manager Israelson stated a discussion regarding night construction work on arterial roads will be on a future agenda.

With no further discussion, the Preliminary Open Meeting adjourned at 6:46 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

PLANO CITY COUNCIL
REGULAR SESSION
May 27, 2025

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Maria Tu, Mayor Pro Tem
Julie Holmer, Deputy Mayor Pro Tem
Bob Kehr
Rick Horne
Chris Krupa Downs
Steve Lavine
Vidal Quintanilla Jr.

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, May 27, 2025, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Teri Pittman, Discipleship Minister with Hunters Glen Baptist Church led the invocation, and BSA Troop 25 – Charter Organization Early Lions Club led the Pledge of Allegiance and Texas Pledge.

Certificate of Appreciation

Sam Johnson, Board of Adjustment

Comments of Public Interest

Michael Gruben-Trejo spoke to the sewer averaging process and requested reconsideration of the policy and a refund of his overpayment.
V. Krystal Curry spoke to unusual activity in the city.
Bill Lisle apologized to Mayor Muns, congratulated the new Council Members, and addressed Mayor Pro Tem Tu.

Consent Agenda

MOTION: Upon a motion made by Councilmember Horne and seconded by Mayor Pro Tem Tu, the Council voted 8-0 to approve all items on the Consent Agenda, except Consent Agenda Items "A", "E", and "G" as follows:

Approval of Expenditures

To approve an expenditure for Professional Services for a Business Intelligence Developer for a one (1) year contract with two (2) optional one (1) year renewals in the estimated amount of $130,000 from Tempered Insights, LLC for the Technology Solutions Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "B")

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

RFQ No. 2025-0071-B for a one (1) year contract for Economic Development Strategic Planning Services to Newmark & Company Real Estate, Inc. in the amount of $300,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

RFB No. 2025-0260-B for 7668 Hidden Meadow Park Irrigation and Landscape Renovation, Project No. PKR-P-00059, for the Parks and Recreation Department to SRH Landscapes, LLC in the amount of $553,427; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "D")

Purchase from an Existing Contract

To approve the purchase of Uninterruptable Power Systems (UPS) for Public Safety Communications through the Facilities Division of the Engineering Department in the estimated amount of $92,240 from Tubbesing Solutions, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS No. 230105) (Consent Agenda Item "F")

~~To approve the purchase of Building No. 149 High Point Fuel Station, Project No. FAC-F-7523, for the Facilities Division of the Engineering Department in the amount of $3,097,906 from Spatco Energy Solutions, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell, Contract No. 081524-TAN)~~ (Consent Agenda Item "G") Removed for consideration on a future agenda.

Approval of Contract Modification

To approve an increase in the current awarded contract awarded amount of $78,415 by $44,625 for a total contract amount of $123,040 for architectural and engineering professional services for the Secure Storage project at the Plano Aquatic Center, Project No. PKR-P-00028, from SmithGroup, Inc. for the Facilities Division of the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract Modification No. 1) (Consent Agenda Item "H")

Approval of Change Order

To approve a decrease to the current awarded contract amount of $3,578,000 by $308,774 for a total contract amount of $3,269,226 for Residential Concrete Pavement Repair Zone D6 West, Project No. PW-S-00002, from Garret Shields Infrastructure, LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0430-B; Change Order No. 1) (Consent Agenda Item "I")

Approval of Contract / Agreement

To approve a real estate contract in the amount of $160,000 for the purchase of a Street, Utility, and Sidewalk Easement located at 1000 East Plano Parkway from Ronnie Rodriguez and Lorina Espinoza Rodriguez; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "J")

To approve a Memorandum of Understanding between the North Texas Municipal Water District and the City of Plano for the provision of free residential sprinkler system evaluations through a water conservation pilot program and to allow the use of the City of Plano and Live Green in Plano logos for promotion and advertisement. (Consent Agenda Item "K")

End of Consent

Approval of May 12, 2025 Minutes (Consent Agenda Item "A")

The original motion for Consent Item "I" was amended to reflect "to accept".

MOTION: Upon a motion made by Councilmember Lavine and seconded Councilmember Horne, the Council voted 8-0, to accept the minutes, as amended.

To approve the purchase of tires for a one (1) year contract with three (3) one-year automatic renewals for Inventory Control/Asset Disposal (ICAD) in the estimated annual amount of $502,311 from Southern Tire Mart, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard 729-24) (Consent Agenda Item "E")

The annual amount was incorrectly noted in the caption and should be $503,311.

MOTION: Upon a motion made by Councilmember Horne and seconded Deputy Mayor Pro Tem Holmer, the Council voted 8-0, to the purchase of tires for a one (1) year contract with three (3) one-year automatic renewals for Inventory Control/Asset Disposal (ICAD) in the estimated annual amount of $503,311 from Southern Tire Mart, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents, as amended.

To approve an expenditure in the amount of $3,050,000 for the purchase of real property located at 2701 Parkhaven Drive from Plano Independent School District; and authorizing the City Manager to execute all necessary documents. (Regular Item "1")

MOTION: Upon a motion made by Councilmember Kehr and seconded Mayor Pro Tem Tu, the Council voted 8-0, to approve an expenditure in the amount of $3,050,000 for the purchase of real property located at 2701 Parkhaven Drive from Plano Independent School District; and authorizing the City Manager to execute all necessary documents.

To approve an expenditure in the amount of $5,375,000 for the purchase of real property located at 3600 Timberline Drive from Plano Independent School District; and authorizing the City Manager to execute all necessary documents. (Regular Item "2")

MOTION: Upon a motion made by Mayor Pro Tem Tu and seconded Councilmember Horne, the Council voted 8-0, to approve an expenditure in the amount of $5,375,000 for the purchase of real property located at 3600 Timberline Drive from Plano Independent School District; and authorizing the City Manager to execute all necessary documents.

With no further discussion, the Regular City Council Meeting adjourned at 7:28 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

CITY COUNCIL AGENDA MEMO

MEETING DATE:	6/9/2025
DEPARTMENT:	Fleet Services
DIRECTOR:	Abby Owens, Director of Public Works
AGENDA ITEM:	2025-0121-AC - Emergency Services Light Duty Upfitting and Decommissioning.
RECOMMENDED ACTION:	Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0121-AC for a one-year contract with four (4) one-year automatic renewals for Emergency Services Light Duty Upfitting and Decommissioning for Fleet Equipment Services to Carstar Sheer Metal, Mal Technologies Fleet, Pro-Fit Outfitters, Stolz Telecom Inc, and Five Star Chevrolet, LLC in the estimated annual amount of $250,000; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

It is the recommendation of Fleet Equipment Services to award 2025-0121-AC Emergency Services Light Duty Upfitting and Decommissioning bid to the following vendors:

- Carstar SheerMetal
- Mal Technologies Fleet
- Pro-Fit Outfitters
- Stolz Telecom Inc
- Five Star Chevrolet, LLC

The Fleet Equipment Service division of Public Works is responsible for upfitting and decommissioning approximately 60 vehicles annually, including Police Pursuit Vehicles, Special Services vehicles, and other unmarked pickups and sedans. Contractors are necessary to supplement the in-house upfitting and decommissioning efforts. Due the vastness of the workload, multiple contractors are needed to complete upfitting and decommissioning in a timely manner.

The city notified 24 vendors, and 13 vendors viewed the bid. Of those 13 vendors, the City received five (5) responsive bids and one (1) nonresponsive. Vendor requirements included demonstrated experience of similar work, registered to conduct business in the State of Texas, and providing a minimum one-year labor warranty. The department has reviewed all submitted bids to confirm these five (5) bidders are capable of fully meeting the requirements of this contract as specified in the bid documents. Staff will assign work to the vendors based on price, availability, and past performance.

The total estimated annual expenditure is $250,000. The pricing from the recommended bidders is within budget. Total contract expenditures will not exceed the budget appropriation.

Failure to award this contract would result in the Fleet Equipment Services division of Public Works not having access to the necessary contracted support to supplement in-house efforts for upfitting and

decommissioning emergency service vehicles in a timely manner. This could lead to significant delays in placing new vehicles into service and removing decommissioned units from the fleet.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the Equipment Maintenance Fund for Fleet Equipment Services to establish pricing agreements with qualified contractors for emergency services light duty upfitting and decommissioning in the estimated annual amount of $250,000.

Approval of this item relates to the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
RFB Bid Recap	5/30/2025	Attachment

CITY OF PLANO

Bid No. 2025-0121-AC RFB for Emergency Services Light Duty Upfitting and Decommissioning
Bid Recap

Bid opening Date/Time: Tuesday, March 04, 2025 @ 2:00 PM

Number of Vendors Notified: 24

Vendors Submitting "No Bids": 1

Number of Bids Submitted "Non-Responsive": 1

Number of Bids Submitted: 5

Mal Technologies Fleet

01-01: Decommissioning	$ 900.00
01-02: Upfitting	$ 4,210.00
01-03: Pick -Up /Delivery	$ 250.00
01-04: Hourly	$ 100.00
01-05: Material Discount	0.0%

Carstar Sheer Metal

01-01: Decommissioning	$ 2,500.00
01-02: Upfitting	No Bid
01-03: Pick -Up /Delivery	$ 0.00
01-04: Hourly	No Bid
01-05: Material Discount	5.0%

Pro-Fit Outfitters

01-01: Decommissioning	$ 1,000.00
01-02: Upfitting	$ 7006.00
01-03: Pick -Up /Delivery	$ 250.00
01-04: Hourly	$ 100.00
01-05: Material Discount	20.0%

Stolz Telecom Inc

01-01: Decommissioning	$ 1,080.00
01-02: Upfitting	$ 8,280.00
01-03: Pick -Up /Delivery	$ 0.00
01-04: Hourly	$ 90.00
01-05: Material Discount	0.0%

Five Star Chevrolet, LLC

01-01: Decommissioning	$ 3,385.00
01-02: Upfitting	$ 7,785.00
01-03: Pick-Up /Delivery	$ 0.00
01-04: Hourly	$ 140.00
01-05: Material Discount	0.0%

Recommended Vendor(s):

Mal Technologies Fleet
Carstar Sheer Metal
Pro-Fit Outfitters
Stolz Telecom Inc
Five Star Chevrolet, LLC

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Fleet Services
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: RFB for two (2) Self-Unloading Belt Trailers
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0241-B for Two (2) Self-Unloading Belt Trailers for Fleet Services to Chaves Brothers Management, LLC in the amount of $251,900; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

It is the recommendation of Fleet Services to purchase two (2) Self-Unloading Belt Trailers in the amount of $251,900 from Chaves Brothers Management, LLC, the lowest responsive, responsible bidder, from Solicitation 2025-0241-B.

The Self-Unloading Belt Trailers are scheduled replacements from Capital Outlay FY2024-25 in the Compost Marketing and Operations division of Public Works. These trailers are used to haul ground feedstock from the Custer Transfer Station to the 121 Regional Composting Facility and finished compost and mulches to commercial customers.

The purchase of these units is necessary for the following reasons:

1 . These units are essential to the department's daily operations and are required to maintain current service levels.

2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and resale value. Based on these criteria, Fleet Services recommends the replacement of the above units.

3. If these units are not replaced, the department will incur additional maintenance costs and the salvage values will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funds are available in the FY 2024-25 Equipment Replacement Fund budget to purchase two (2) Self-Unloading Belt Trailers from Chaves Brothers Management, LLC for scheduled replacements in the Compost Marketing and Operations division of Public Works. The purchase amount is $251,900 and the total budgeted amount for these items is $303,000. The remaining balance of $51,100 will be used for other Equipment Replacement purchases.

Approval of this purchase relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
RFB Bid Recap	5/15/2025	Bid Recap
Picture	5/28/2025	Attachment

CITY OF PLANO

Bid No. 2025-0241-B RFB for Two (2) Self-Unloading Belt Trailer
Bid Recap

Bid opening Date/Time: Thursday, April 17, 2025 @ 2:00 PM

Number of Vendors Notified: 285

Vendors Submitting "No Bids": 1

Number of Bids Submitted: 5

Chaves Brothers Management, LLC	$251,900.00
Technology International, Inc	$272,118.00
Trinity Trailer Manufacturing	$276,278.84
UT CONTRACTORS LLC	$313,509.68
Ekenex Ventures and Services	$320,000.00

Recommended Vendor(s):

Chaves Brothers Management, LLC	$251,900.00


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CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Award RFB No. 2025-0245-B in the amount of $107,062 for Prairie Meadow Park Drainage Improvements, Project No. PKR-P-00099
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0245-B for Prairie Meadow Park Drainage Improvements, Project No. PKR-P-00099, for the Parks and Recreation Department to C. Green Scaping, LP in the amount of $107,062; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Parks and Recreation Department opened bids on April 10, 2025, for Prairie Meadow Park Drainage Improvements, Project No. PKR-P-00099. The project provides drainage improvements adjacent to the existing trail on the north side of the pond at Prairie Meadow Park.

The project includes the replacement of trail sections with concrete trail, box culverts, rough and fine site grading, irrigation repair, and sod replacement.

The lowest responsive and responsible bid was submitted by C. Green Scaping, LP in the amount of $107,062. A total of 1,600 vendors were notified of this project. Six (6) complete bids were received, as shown in the attached bid recap.

The benefits of this project are enhanced safety and accessibility for trail users, improved drainage to prevent standing water that attracts mosquitos and other disease-carrying pests, and overall improvement to park aesthetics and usability for residents.

Failure to approve this item could result in ongoing drainage issues across the trail, standing water hazards and potential health risks, and diminished park usability and appearance.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2024-25 Capital Maintenance Fund. Construction services for Prairie Meadow Park Drainage Improvements, Project No. PKR-P-00099, in the total amount of $107,062 will leave a current year balance of $18,938 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	5/13/2025	Bid Recap

Location Map	5/1/2025	Map

CITY OF PLANO

RFB CIP

SOLICITATION NO. 2025-0245-B

PRAIRIE MEADOW PARK DRAINAGE IMPROVEMENTS

PROJECT NO. PKR-P-00099

BID RECAP

Bid Opening Date/Time: April 10, 2025 @ 2 p.m.

Number of Vendors Notified: 1,600

Number of Vendors Submitting "No Bids": 3

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 6

Vendor:	**Total Bid**:
C. Green Scaping, LP	$107,062.00
BCR2, LLC	$144,831.75
ALCC, LLC dba Perfect Finish Landscaping	$150,495.51
HBC Ready Mix, LLC dba HBC Generators	$160,795.00
SRH Landscapes, LLC	$167,884.60
Cole Construction, Inc.	$173,421.90

Recommended Vendor:

C. Green Scaping, LP	$107,062.00

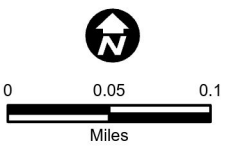
Lincoln Thompson

Lincoln Thompson, NIGP-CPP
Contract Administrator

April 10, 2025

Date





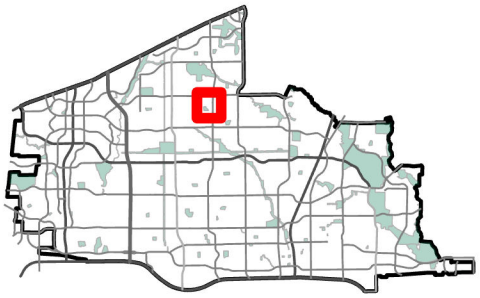
Plano
City of Excellence

City of Plano Park Planning Division
4/30/2025

Location Map

Prairie Meadow Park Drainage Improvements

Project No. PKR-P-00099



TinaB 4/30/2025

CITY COUNCIL AGENDA MEMO

MEETING DATE:	6/9/2025
DEPARTMENT:	Engineering-Facilities
DIRECTOR:	B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM:	Award of bid in the amount of $234,204 for the 2025-0210-B Tom Muehlenbeck Center Furniture
RECOMMENDED ACTION:	Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0210-B for Tom Muehlenbeck Center Furniture for the Facilities Division of the Engineering Department to New Tangram, LLC DBA Tangram Interiors in the estimated amount of $234,204; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Facilities Division of the Engineering Department opened bids on May 15, 2025, for the purchase of furniture replacement related to the Tom Muehlenbeck Recreation Center, Renovation Project FAC-F-7525. The project includes the replacement of various tables and seating in public areas including the main corridor, classrooms, and multipurpose rooms. The staff break room, offices, conference room, and guard room chairs will also be replaced with this project.

The lowest responsive and responsible bid was submitted by New Tangram, LLC dba Tangram Interiors, LLC, in the amount of $234,204.06.

A total of 328 vendors were notified of the opportunity, and five responsive bids were received. However, only one complete bid for all items was received. The other bids were partial and omitted key components necessary for the project, as detailed in the attached bid recap. Staff recommends award to the lowest, responsive and responsible complete bid submitted by New Tangram, LLC dba Tangram Interiors, LLC.

If this project is not awarded, the recreation center will be unable to meet its program needs when the recreation center reopens.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2024-25 Recreation Center Renovations CIP and is planned for future years as well. The purchase of furniture for office and public use for the Tom Muehlenbeck Recreation Center renovation project in the total estimated amount of $234,204 will leave a project balance of $691,105 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	5/30/2025	Bid Recap

CITY OF PLANO

SOLICITATION No. 2025-0210-B

Tom Muehlenbeck Center Furniture

BID RECAP

==========

Bid Opening Date/Time: May 15, 2025, at 2:00 PM CT

Number of Vendors Notified: 328

Vendors Submitting "No Bids": 8

Number of Bids Submitted Non-Responsive: 2

Number of Responsive Bids Submitted: 5

VENDOR NAME	AMOUNT
Blue Box, LLC 9 out of 27 Line Items	$33,796.94
PLANO OFFICE SUPPLY CO 21 out of 27 Line Items	$156,080.06
Wilson Office Interiors 22 out of 27 Line Items	$185,940.50
New Tangram, LLC DBA Tangram Interiors 27 out of 27 Line Items	$234,204.06
WRG, LLC 26 out of 27 Line Items	$297,438.80

RECOMMENDED VENDOR	AMOUNT
New Tangram, LLC DBA Tangram Interiors 27 out of 27 Line Items	$234,204.06

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025

DEPARTMENT: Engineering-Facilities

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Award a bid in the amount of $266,596 for 62-Plano Event Center Replace Parking Lot Lights and Poles, Project No. FAC-F-00161

RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2025-0274-B for 62-Plano Event Center Replace Parking Lot Lights and Poles, Project No. FAC-F-00161, for the Facilities Division of the Engineering Department to Victory Lighting & Electrical Services, LLC in the amount of $266,596; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Facilities Division of the Engineering Department opened bids on April 17, 2025, for RFB 2025-0274-B 62-Plano Event Center Replace Parking Lot Lights and Poles, Project No. FAC-F-00161.

This project includes replacement of the existing parking lot lighting to include the light fixtures and poles with a bid alternate to replace the walkway bollard lights. The existing parking lot lighting is experiencing failures and has reached its end of life.

There were a total of 1,788 vendors notified of this project with nine (9) complete bids received as shown in the attached bid recap. The lowest responsive and responsible bid was submitted by Victory Lighting & Electrical Services, LLC in the amount of $232,561 plus one alternate with a cost of $34,035 for a total recommended award of $266,596.

If this bid is not awarded, the existing parking lot lighting will continue to deteriorate causing safety risk to Plano Event Center visitors.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the FY 2024-25 Plano Event Center Budget. Approval of the replacement of the existing parking lot light fixtures and poles and the walkway bollard lights for the Plano Event Center Replace Parking Lot Lights and Poles project has a total estimated cost of $266,596.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap Form	5/21/2025	Bid Recap

CITY OF PLANO

RFB CIP

Bid No. 2025-0274-B

62 Plano Event Center Replace Parking Lot Lights and Poles

FAC-F-00161

Bid Recap

Bid Opening Date/Time: 04/17/2025 at 2:00 pm

Number of Vendors Notified: 1788

Vendors Submitting "No Bids": 4

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 9

Vendor:	Base Bid	Alt 3	Total
Victory Lighting & Electrical Services, LLC	$232,560.93	$34,034.87	$266,595.80
Rapier Industries (Rapier & Associates, LLC)	$235,308.00	$33,133.00	$268,441.00
Luminate Lighting Group LLC	$241,713.00	$37,781.00	$279,494.00
Alman Construction Services	$278,356.00	$36,035.00	$314,391.00
Concord Commercial Services, Inc.	$327,096.00	$1,762.80	$328,858.80
Groves Electrical Service Inc.	$299,630.00	$42,600.00	$342,230.00
Wesco Energy Solutions (WESCO Services LLC)	$320,037.00	$41,365.00	$361,402.00
308 Construction, LLC	$299,540.33	$66,945.55	$366,485.88
HBC Ready Mix/HBC Generator	$236,000.00	$230,000.00	$466,000.00

Recommended Vendor:

Victory Lighting & Electrical Services, LLC $266,595.80

Christle Brungardt

Christle Brungardt , Buyer II

6/9/2025

Date

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Engineering-CIP
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Award RFQ No. 2024-0571-B in the amount of $659,101 for Spring Creek Drainage Analysis - 15th Street to Plano Parkway, Project No. ENG-D-00008
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFQ No. 2024-0571-B for an Engineering Design Services Agreement for Spring Creek Drainage Analysis - 15th Street to Plano Parkway, Project No. ENG-D-00008, for the Engineering Department to Lockwood, Andrews & Newnam, Inc. in the amount of $659,101; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of $659,101 for engineering professional services from Lockwood, Andrews & Newnam, Inc. for the Spring Creek Drainage Analysis - 15th Street to Plano Parkway. This project includes a detailed hydrologic and hydraulic analysis for Spring Creek and its contributing watershed from 15th Street to Plano Parkway.

Recent drainage studies have identified errors in previous FEMA modeling in the vicinity of the Collin Creek development. Corrections to the FEMA modeling now show the triple culvert system that conveys the flow of Spring Creek through the Collin Creek property could experience overtopping during a 100-year storm.

The first phase of this project will include a detailed analysis and development of alternatives to eliminate the overtopping during a 100-year storm. After the recommended solution has been identified, a professional services agreement to provide the engineering services necessary for the design of the chosen alternative will be developed and presented to the City Council for their consideration.

Lockwood, Andrews & Newnam, Inc. was deemed the most qualified firm based on their Statement of Qualifications submitted in response to RFQ No. 2024-0571-B and their experience with the City of Plano on hydrologic and hydraulic studies and the associated impacts to the floodplain in the Spring Creek area.

The benefit of this project includes resolving potential flooding concerns associated with the drainage system and updating the hydrologic and hydraulic model to current design criteria for the Spring Creek corridor.

Not approving the expenditure would result in not developing a solution to address the culvert capacity necessary for a 100-year storm and the continued potential for overtopping that would impact infrastructure and adjacent properties.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is budgeted in the 2024-25 Municipal Drainage CIP and is planned for future years as well. Engineering professional design services for the Spring Creek Drainage Analysis - 15th Street to Plano Parkway project in the total estimated amount of $659,101 will utilize all funding designated for design service for this project.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Recap	5/29/2025	Other
Location Map	5/22/2025	Map

CITY OF PLANO

RFQ No. 2024-0571-B

Spring Creek Drainage Analysis – 15th Street to E. Plano Parkway

Project No. ENG-D-00008

RFQ Recap

Opening Date/Time: Thursday, September 19, 2024 @ 2:00 PM

Number of Vendors Notified: 1486

Vendors Submitting "No Bids": 1

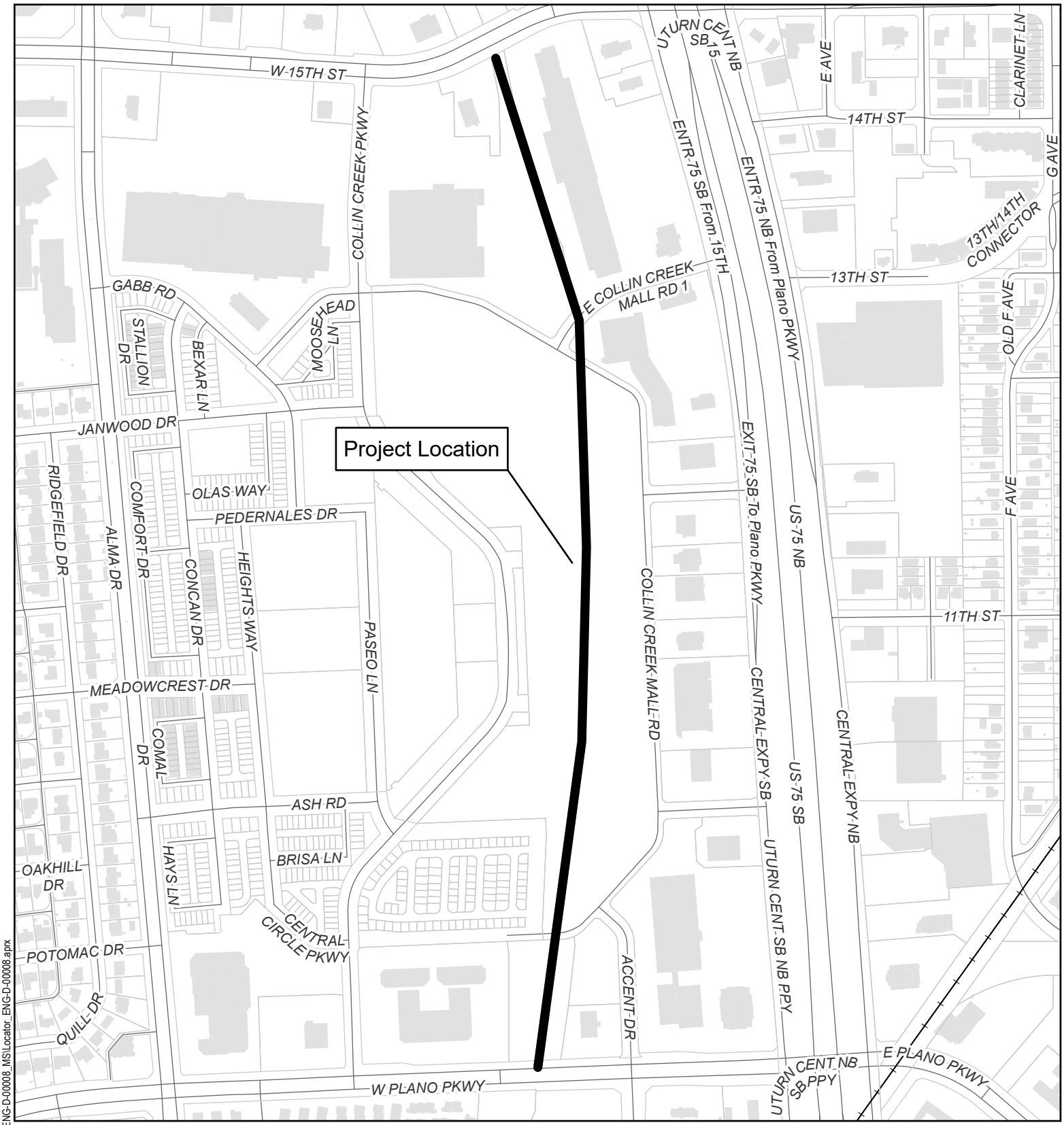
Number of Non-Responsive Proposal Submitted: 0

Number of Responsive Proposal Submitted: 7

The City used this process to select a firm/team or multiple firms/teams for this specific project.

CRITERIA	WEIGHT
General Information	5% (5 points)
Project Manager/Team Organization	20% (20 points)
Relative Project Experience	30% (30 points)
Project Approach	35% (35 points)
Team Service and Innovation	10% (10 points)
Total	100% (100 point max)

Vendor	Maximum Score	Rank
Lockwood, Andrews & Newnam, Inc	90.00	1
Freese and Nichols, Inc.	87.33	2
HDR Engineering, Inc.	80.00	3
Teague Nall and Perkins, Inc.	69.66	4
LJA Engineering, Inc.	68.00	5
Walter P. Moore	57.67	6
JBI Partners	42.34	7

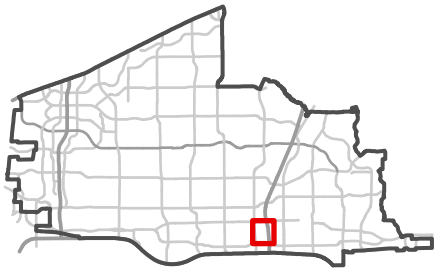


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Feet

Project ENG-D-00008

Spring Creek Drainage Analysis - 15th Street to E. Plano Parkway

Project Location



City of Plano BI-GIS Division
August 2024

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CITY COUNCIL AGENDA MEMO

MEETING DATE:	6/9/2025
DEPARTMENT:	Police
DIRECTOR:	Ed Drain, Chief of Police
AGENDA ITEM:	To approve the purchase of portable radios, body worn cameras, in-car video recording systems, and associated items
RECOMMENDED ACTION:	Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of Portable Radios, Body Worn Cameras, In-Car Video Recording Systems, and associated items for the Police Department in the amount of $5,674,069 from Motorola Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (HGAC RA05-21) **Approved**

BACKGROUND

The Plano Police Department respectfully recommends approval of a purchase agreement with Motorola Solutions, Inc. to replace aging portable radios and body-worn cameras used by our first responders and support personnel.

This proposal includes the acquisition of:
- 380 APX N70 portable radios with accessories
- 500 V700 body-worn cameras with mounting and charging systems
- 10 M500 in-car video systems for new vehicles
- 3 years of software licensing (VideoManager EL Cloud, CommandCentral Evidence, CommandCentral Aware)
- 3 years of data hosting via Azure Government Cloud
- 3 years of wireless connectivity for V700 cameras
- 3 years of transcription and analytics services from Truleo, Inc.
- 5 years of smart app licensing and wireless service for N70 radios

For many years, the Plano Police Department has relied on Motorola Solutions, Inc. to provide essential public safety technologies. The current APX 6000 radios, in service since 2015, have reached the end of their support lifecycle and must be replaced. The new APX N70 radios offer LTE, WiFi, Bluetooth connectivity, enhanced audio, voice control, and other features that will improve communication and safety in the field.

Likewise, the V700 body-worn cameras will replace the V300 models purchased in 2021, which are no longer under warranty. These updated cameras offer live streaming and precise location tracking tools that enhance transparency and situational awareness during critical incidents.

The total cost of this procurement is $5,674,069, available through the department's Equipment Replacement Fund (ERF), and is being sourced via HGAC Cooperative Contract #RA05-21. Motorola Solutions, Inc. is the sole source provider for the P25-compliant radios required to ensure compatibility with our existing communications infrastructure.

Continuing with Motorola Solutions, Inc.'s camera and data systems also ensures significant cost savings by leveraging our existing investments in backend infrastructure, minimizing transition costs, and reducing the need to replace related equipment.

The current agreement for software licensing and data hosting expires on June 30, 2025. Failure to proceed with this purchase will impact the operational readiness and communication capabilities of our first responders. We respectfully request Council's support in approving this essential investment in public safety technology.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (HGAC Contract No. RA05-21 and City of Plano Contract No.2025-0378-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the Police Equipment Replacement Fund. This item in the total estimated amount of $5,674,069 approves the purchase of three hundred and eighty (380) APX N70 portable radios with five (5) years of smart app licensing and wireless services; five hundred (500) V700 body worn cameras with three (3) years of each of the following: Motorola software licensing, Azure Government Cloud data hosting, wireless service, and unlimited transcription and analytical performance services from Truleo Inc.; and ten (10) M500 in-car video recording systems.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government and supporting Safe, Vibrant Neighborhoods.

CITY COUNCIL AGENDA MEMO

MEETING DATE:	6/9/2025
DEPARTMENT:	Parks
DIRECTOR:	Ron Smith, Director of Parks and Recreation
AGENDA ITEM:	Approve an expenditure in the amount of $215,755 for Landscape Architect professional services for Arbor Hills Nature Preserve Playground Renovation.
RECOMMENDED ACTION:	Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for Landscape Architect professional services for Arbor Hills Nature Preserve Playground Renovation, Project No. PKR-P-00068, in the amount of $215,755 from Dunaway Associates, LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Arbor Hills Nature Preserve playground renovation project will provide construction plan services to replace the irrigation system around the parking lot and to replace the playground and connected features in accordance with the master plan created through resident outreach. The playground was installed in 1998 and the equipment can no longer be economically maintained and repaired. The playground drainage system is no longer performing properly, and the parking lot irrigation system is of the same age and is requiring increased maintenance to function as needed.

Construction design services include site survey, geotechnical investigation, construction, and site plans, as well as project bidding and construction administration. Planned improvements are in direct response to public requests and staff observations, maintaining the existing pavilion while providing a new accessible playground that includes seating walls, replacement subsurface drainage structures in the playground, new play equipment, stroller parking, improved walkway accessibility, irrigation, and tree planting. Irrigation in and around the parking lot will also be redesigned and replaced to achieve today's efficiency standards.

The Parks and Recreation Department recommends approval of an expenditure in the amount of $215,755 for Landscape Architect professional services from Dunaway Associates, LLC for Arbor Hills Nature Preserve playground renovation. Dunaway Associates, LLC was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0380-XR and their past efforts in master planning and community engagement for the Arbor Hills Nature Preserve playground master plan in 2024-25.

The benefit of this project includes updated playground equipment, replacement playground drainage system, improved walkway accessibility serving the playground, and an efficient irrigation system. If this project is not approved, the renovations will not proceed, and maintenance issues will persist with the playground leading to increased costs in maintenance or potential closure of features.

FINANCIAL SUMMARY/STRATEGIC GOALS

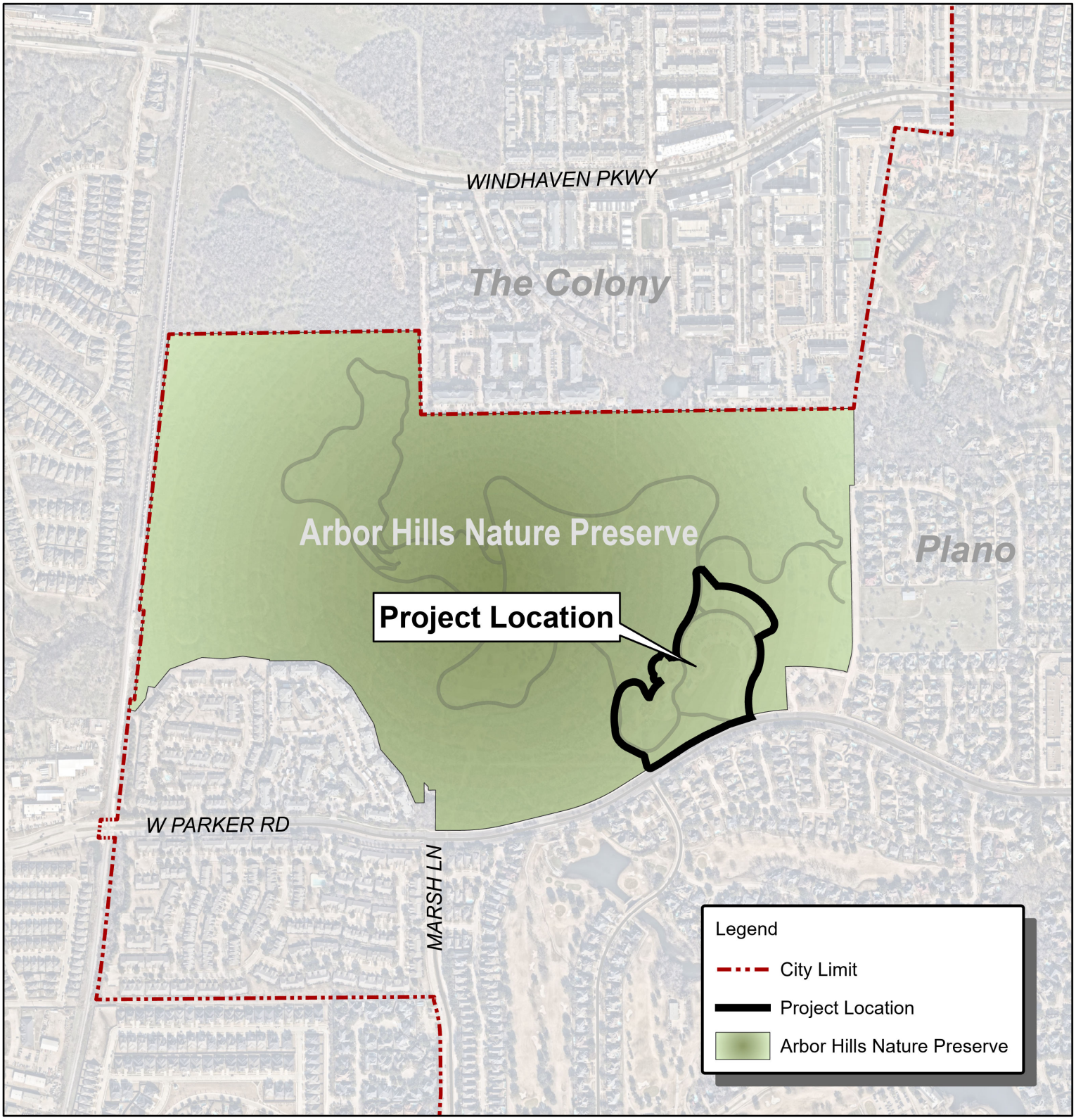
Funding for this item is available in the 2024-25 Park Improvements CIP and is planned for future years as

well. Consultant professional services for the Arbor Hills Nature Preserve playground renovation project in the total amount of $215,755 will leave a balance of $19,953 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Map	5/21/2025	Map



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Plano
City of Excellence

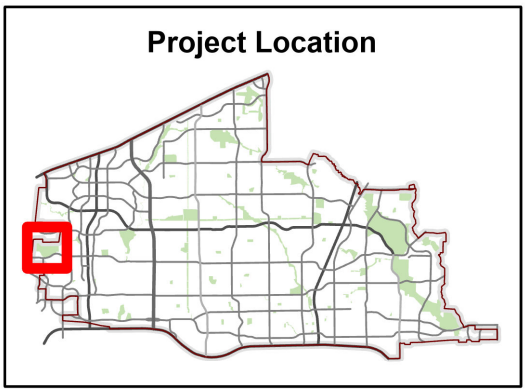
City of Plano Park Planning Division
5/9/2025

Location Map

Arbor Hills Nature Preserve Playground Renovation

6701 W. Parker Rd., Plano TX 75093

Project #PKR-P-00068



TinaB 5/9/2025

CITY COUNCIL AGENDA MEMO

MEETING DATE:	6/9/2025
DEPARTMENT:	Finance
DIRECTOR:	Denise Tacke, Director of Finance
AGENDA ITEM:	Quarterly Investment Portfolio Summary for the quarter ended March 31, 2025.
RECOMMENDED ACTION:	Adoption of Resolutions

ITEM SUMMARY

To approve the Investment Portfolio Summary for the quarter ended March 31, 2025; and providing an effective date. **Adopted Resolution No. 2025-6-1(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no fiscal impact.

The Quarterly Investment Portfolio Summary relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/28/2025	Resolution
Quarterly Investment Portfolio Summary 3.31.25	5/23/2025	Attachment

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended March 31, 2025; and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ended March 31, 2025, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

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

Section I. The City of Plano's Investment Portfolio Summary for the quarter ended March 31, 2025, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

Section II. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

March 31, 2025

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.

City Manager

Director of Finance

Treasurer

Treasury Analyst

Release Date: March 19, 2025

Recent indicators suggest that economic activity has continued to expand at a solid pace. The unemployment rate has stabilized at a low level in recent months, and labor market conditions remain solid. Inflation remains somewhat elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty around the economic outlook has increased. The Committee is attentive to the risks to both sides of its dual mandate.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 4-1/4 to 4-1/2 percent. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. Beginning in April, the Committee will slow the pace of decline of its securities holdings by reducing the monthly redemption cap on Treasury securities from $25 billion to $5 billion. The Committee will maintain the monthly redemption cap on agency debt and agency mortgage-backed securities at $35 billion. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Michael S. Barr; Michelle W. Bowman; Susan M. Collins; Lisa D. Cook; Austan D. Goolsbee; Philip N. Jefferson; Adriana D. Kugler; Alberto G. Musalem; and Jeffrey R. Schmid. Voting against this action was Christopher J. Waller, who supported no change for the federal funds target range but preferred to continue the current pace of decline in securities holdings.

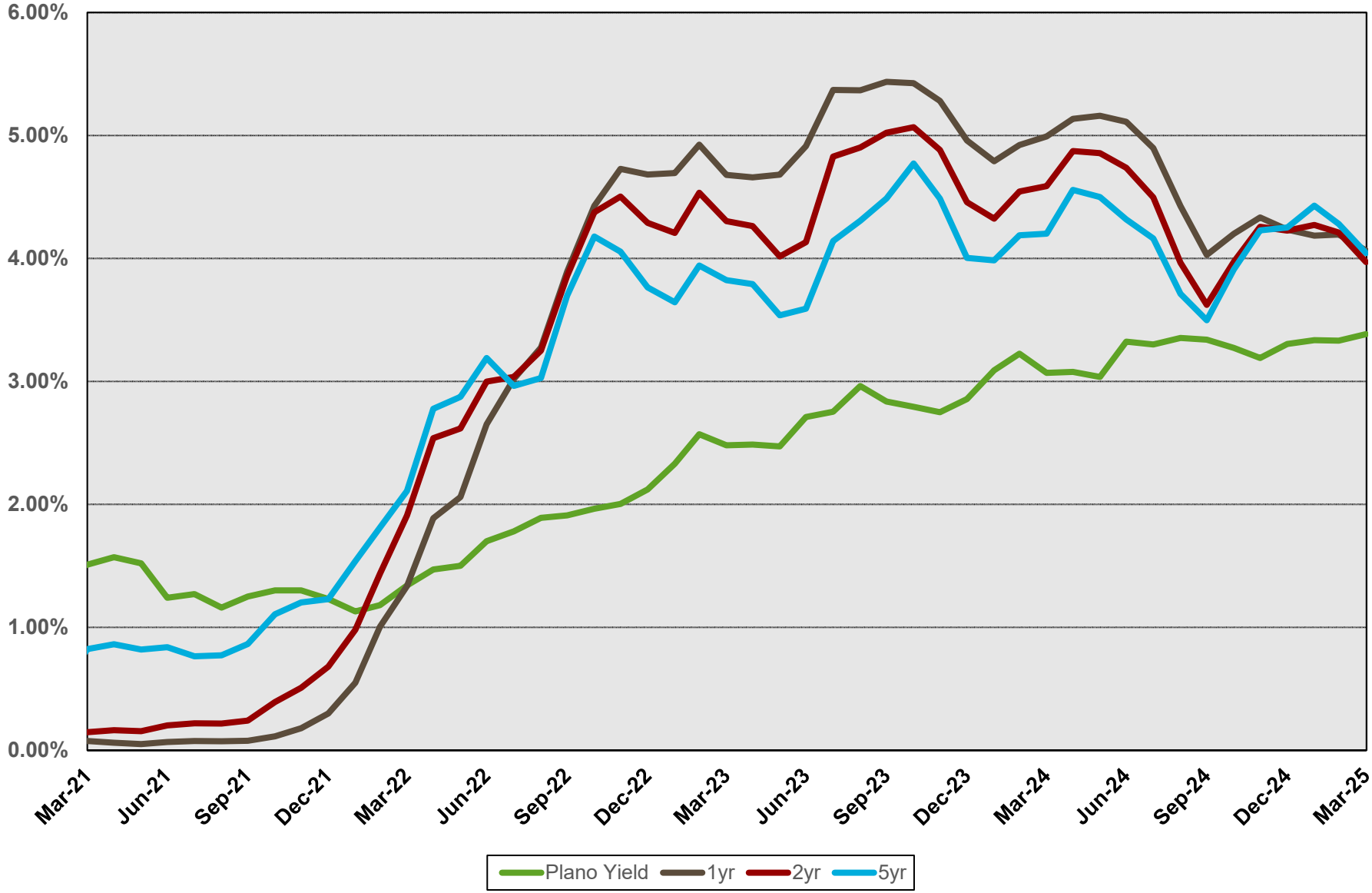
		3/31/2025		12/31/2025	
Asset Type	**Avg Yield**	**End Book Value**	**End Market Value**	**End Book Value**	**End Market Value**
Bank Accounts/Investment Pools	4.25%	218,521,232	218,521,232	134,148,066	134,148,066
Certificates of Deposit/Fixed Term	4.92%	22,959,514	22,959,514	22,959,514	22,959,514
FAMC Bonds	4.48%	29,251,000	29,524,535	29,234,461	29,256,685
FFCB Bonds	3.99%	97,963,710	98,039,984	97,981,543	97,086,758
FHLB Bonds	3.82%	28,136,932	28,107,120	33,174,616	32,811,243
FHLMC Bonds	1.96%	32,829,845	32,751,997	32,742,833	32,460,027
FNMA Bonds	1.48%	75,313,949	73,396,431	75,333,206	72,703,433
T-Notes	0.86%	29,903,614	29,035,547	29,877,641	28,741,406
Municipal Bonds	3.37%	244,701,551	242,968,876	244,973,589	241,562,985
Totals		779,581,346	775,305,235	700,425,469	691,730,119

Quarter Average Yields*:		**Rolling Twelve Month Average Yields*:**	
Plano Portfolio Yield	3.38%	Plano Portfolio Yield	3.28%
Six Month Treasury Yield	4.28%	Six Month Treasury Yield	4.76%
Two Year Treasury Yield	4.15%	Two Year Treasury Yield	4.29%
TexasDaily Investment Pool Yield	4.38%	TexasDaily Investment Pool Yield	4.92%
Quarter Investment Earnings:**	10,984,820	**Fiscal Year to Date Investment Earnings**:**	21,213,073
Quarter Interest Received & Accrued:	6,032,870	***Fiscal Year to Date Interest Received & Accrued:***	10,826,134

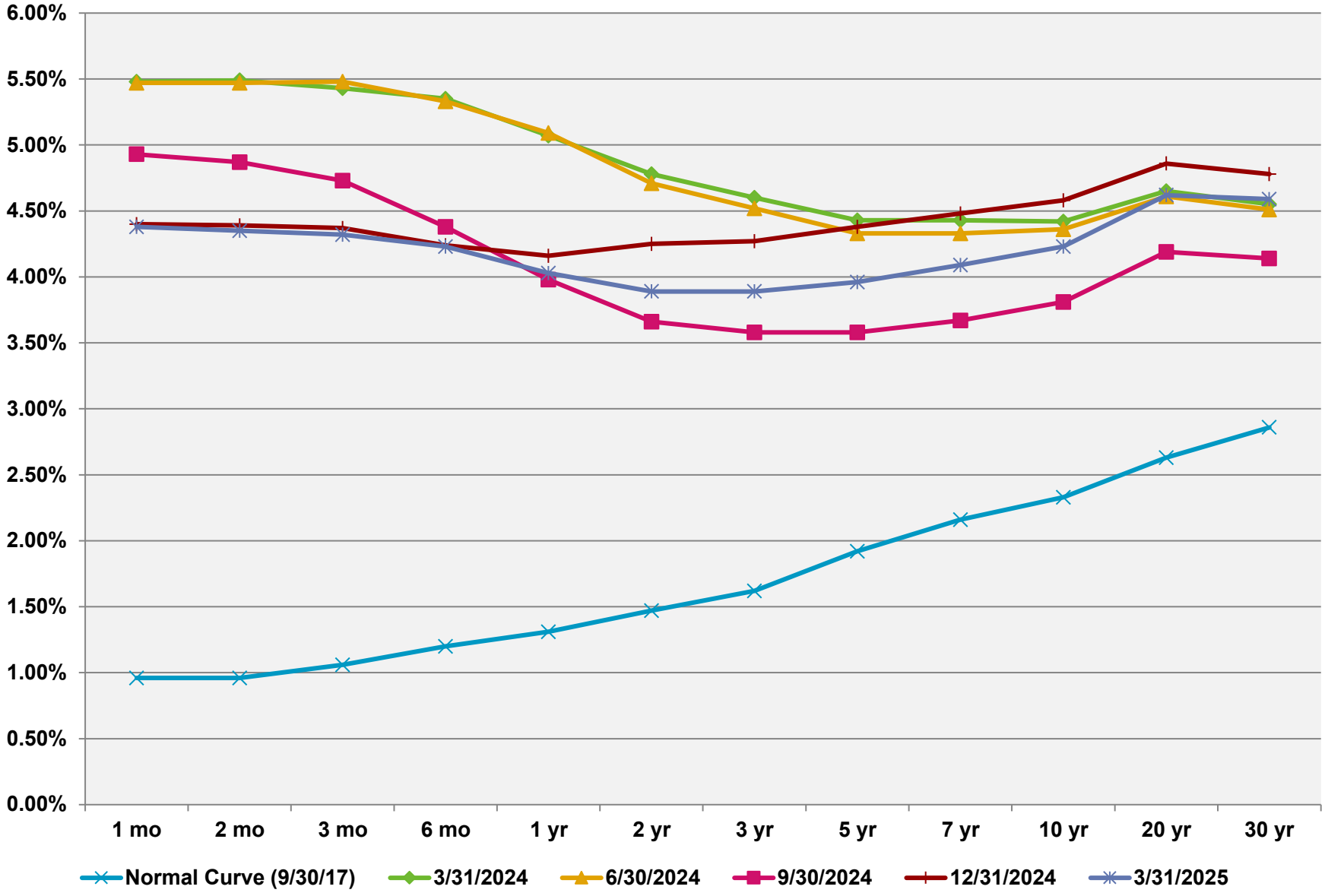
** Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.*

*** Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.*

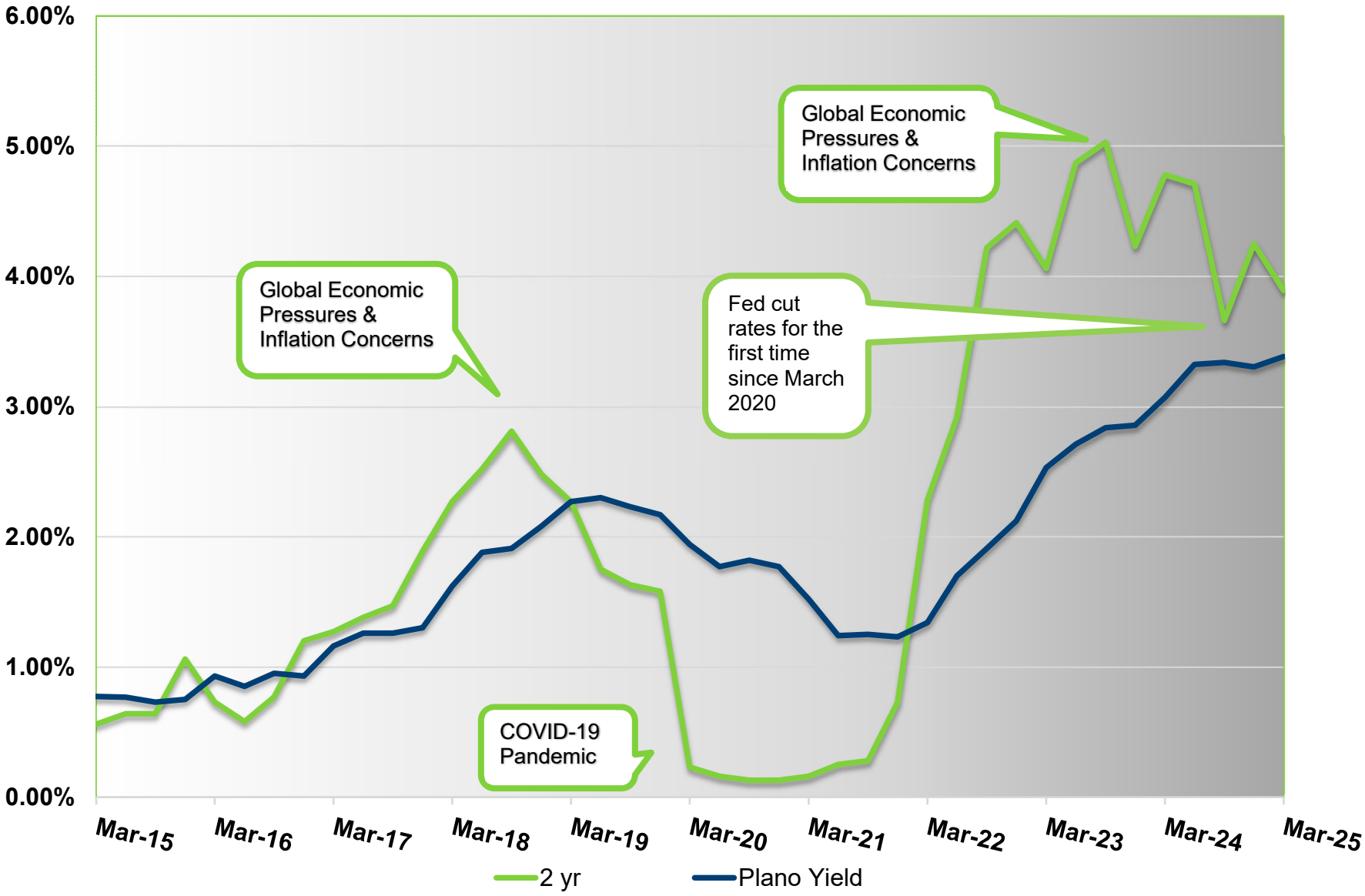
US Treasury and City of Plano Historical Yields



Treasury Yield Curve



Benchmark:
2 Year Treasury vs Plano Portfolio Yield



Detail of Investment Holdings

By Sector

March 31, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	0.00%	4/1/2025	4/30/2016	N/A	8,153,081.21	8,153,081.21	8,153,081.21	100.00	8,153,081.21	0.03	0.00%	
Prosperity Bank Cash	0.25%	4/1/2025	6/8/2020	N/A	452,038.69	452,038.69	452,038.69	100.00	452,038.69	0.03	0.25%	
Texas Daily LGIP	4.35%	4/1/2025	1/6/2009	N/A	44,310,260.02	44,310,260.02	44,310,260.02	100.00	44,310,260.02	0.03	4.35%	
Texas Daily LGIP	4.46%	4/1/2025	2/27/2023	N/A	11,704,224.98	11,704,224.98	11,704,224.98	100.00	11,704,224.98	0.03	4.46%	
TexasCLASS LGIP	4.44%	4/1/2025	5/1/2018	N/A	28,424,628.51	28,424,628.51	28,424,628.51	100.00	28,424,628.51	0.03	4.44%	
TexasCLASS LGIP	4.25%	4/1/2025	1/29/2020	N/A	54,222,293.68	54,222,293.68	54,222,293.68	100.00	54,222,293.68	0.03	4.25%	
TexasFITLGIP	4.65%	4/1/2025	1/7/2020	N/A	56,915,170.43	56,915,170.43	56,915,170.43	100.00	56,915,170.43	0.03	4.65%	
TexasFIT LGIP	4.40%	4/1/2025	1/30/2020	N/A	14,339,533.98	14,339,533.98	14,339,533.98	100.00	14,339,533.98	0.03	4.40%	
American National Bank & T 5.1 10/10/2025	5.10%	10/10/2025	10/10/2023		5,215,547.81	5,215,547.81	5,215,547.81	100.00	5,215,547.81	6.33	5.10%	392,066.30
East West Bank 4.87 7/31/2025	4.87%	7/31/2025	7/31/2024		17,743,966.05	17,743,966.05	17,743,966.05	100.00	17,743,966.05	4.00	4.87%	575,298.27
FAMC 3.34 7/1/2027	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,119,283.25	98.65	3,171,481.99	26.95	4.80%	26,845.25
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,952,945.20	100.36	10,035,872.00	47.28	4.28%	21,902.78
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,184,922.34	100.36	6,239,301.62	47.28	4.30%	13,616.96
FAMC 4.65 8/7/2026	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,993,849.70	100.78	10,077,879.20	16.20	4.70%	69,750.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/16/2024		10,000,000.00	9,943,938.40	9,955,560.30	99.49	9,948,855.50	28.46	3.95%	46,875.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/20/2024		5,000,000.00	4,982,600.00	4,986,156.55	99.49	4,974,427.75	28.46	3.87%	23,437.50
FFCB 4 5/26/2026	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	99.93	4,996,423.40	13.80	4.00%	69,444.44
FFCB 4 8/6/2027	4.00%	8/6/2027	8/16/2024		15,000,000.00	15,017,740.65	15,014,029.01	100.05	15,007,032.00	28.13	3.96%	91,666.67
FFCB 4 8/6/2027	4.00%	8/6/2027	8/20/2024		15,000,000.00	15,045,524.40	15,036,133.15	100.05	15,007,032.00	28.13	3.89%	91,666.67
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,998,287.25	100.27	5,013,419.25	47.28	4.14%	10,885.42
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,974,375.06	100.27	5,013,419.25	47.28	4.27%	10,885.42
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,975,011.70	100.27	5,013,419.25	47.28	4.27%	10,885.42
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,982,966.87	100.27	5,013,313.45	47.54	4.22%	6,302.08
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,982,625.81	100.27	5,013,313.45	47.54	4.22%	6,302.08
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.90	9,946,814.40	100.27	10,026,626.90	47.54	4.28%	12,604.17
FFCB 4.5 5/20/2027	4.50%	5/20/2027	9/9/2024		12,875,000.00	13,173,365.25	13,111,749.64	101.07	13,012,701.86	25.57	3.59%	210,828.12
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/9/2024		7,780,000.00	7,902,356.06	7,879,693.40	100.50	7,818,877.83	29.28	3.57%	18,720.62
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/10/2024		5,000,000.00	5,078,635.00	5,064,128.82	100.50	5,024,985.75	29.28	3.57%	12,031.25
FHLB 4.5 3/9/2029	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,080,740.15	101.84	10,184,301.80	47.18	4.27%	27,500.00
FHLB 4.75 4/9/2027	4.75%	4/9/2027	9/9/2024		5,000,000.00	5,143,236.90	5,112,369.50	101.58	5,078,954.20	24.23	3.58%	113,472.22
FHLMC 0.375 9/23/2025	0.38%	9/23/2025	3/23/2023		10,000,000.00	9,115,380.60	9,829,843.70	98.14	9,813,878.90	5.77	4.14%	833.33
FHLMC 0.74 4/28/2025-21	0.74%	4/28/2025	5/28/2020		23,000,000.00	23,000,000.00	23,000,000.00	99.73	22,938,118.50	0.92	0.74%	58,151.67
FNMA 0.375 8/25/2025	0.38%	8/25/2025	3/19/2021		45,000,000.00	44,188,020.00	44,926,320.33	98.46	44,307,936.00	4.82	0.79%	16,875.00
FNMA 1.875 9/24/2026	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,387,629.16	96.96	29,088,495.00	17.77	0.98%	10,937.50
Municipal Bond	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,004,376.53	101.34	1,013,350.00	37.97	5.14%	17,666.67
Municipal Bond	0.65%	6/1/2025	6/24/2021		2,330,000.00	2,330,000.00	2,330,000.00	99.40	2,316,043.30	2.03	0.65%	5,048.33
Municipal Bond	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,717,851.88	93.58	1,731,211.50	27.97	4.47%	3,394.75
Municipal Bond	5.00%	8/1/2028	8/26/2024		1,785,000.00	1,855,918.05	1,845,201.33	102.70	1,833,248.55	39.97	3.90%	14,875.00
Municipal Bond	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,143,790.70	104.46	1,149,071.00	25.97	4.96%	25,666.67
Municipal Bond	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,686,563.22	98.37	1,647,697.50	16.00	2.30%	7,947.88
Municipal Bond	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	926,863.35	102.23	920,061.00	25.97	4.24%	17,250.00
Municipal Bond	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,751,194.32	92.28	2,768,340.00	38.43	4.48%	14,257.00
Municipal Bond	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,288,580.40	100.98	1,262,250.00	14.46	2.30%	18,402.78
Municipal Bond	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,734,211.99	103.15	7,736,325.00	46.92	4.21%	31,875.00
Municipal Bond	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	722,694.48	93.51	729,401.40	27.97	4.60%	1,446.90
Municipal Bond	2.75%	6/15/2025	4/20/2022		2,000,000.00	2,011,400.00	2,000,752.08	99.71	1,994,200.00	2.49	2.56%	16,194.44
Municipal Bond	2.75%	6/15/2025	4/20/2022		5,000,000.00	5,028,500.00	5,001,880.21	99.71	4,985,500.00	2.49	2.56%	40,486.11
Municipal Bond	4.83%	6/1/2028	8/15/2024		1,280,000.00	1,321,984.00	1,315,077.54	101.99	1,305,472.00	37.97	3.89%	20,608.00
Municipal Bond	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	102.37	307,119.00	40.43	4.89%	1,873.35
Municipal Bond	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	101.86	305,592.00	28.43	4.90%	1,877.18
Municipal Bond	1.22%	8/1/2026	4/24/2024		12,182,962.00	11,989,317.89	12,068,971.26	96.17	11,716,110.90	16.00	1.94%	24,690.80

Detail of Investment Holdings

By Sector

March 31, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	1.22%	8/1/2026	4/24/2024		1,447,038.00	1,424,037.81	1,433,498.68	96.09	1,390,516.70	16.00	1.94%	2,932.66
Municipal Bond	0.86%	8/1/2025	6/13/2022		1,020,000.00	952,567.80	1,012,756.19	98.85	1,008,310.80	4.03	3.09%	1,462.00
Municipal Bond	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,674,537.71	96.20	4,569,262.50	14.46	2.30%	12,741.35
Municipal Bond	4.71%	5/1/2028	8/15/2024		7,425,000.00	7,606,986.75	7,576,364.63	101.16	7,510,758.75	36.95	3.99%	145,746.56
Municipal Bond	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,159,313.37	95.14	1,122,663.80	22.95	2.50%	1,496.63
Municipal Bond	4.00%	8/15/2027	8/12/2024		1,750,000.00	1,746,010.00	1,746,849.43	99.90	1,748,250.00	28.43	4.08%	8,944.44
Municipal Bond	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,824,192.35	92.51	1,822,466.70	43.44	4.31%	15,159.81
Municipal Bond	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,695,228.32	98.92	2,695,461.00	26.95	4.03%	23,836.94
Municipal Bond	2.13%	6/15/2025	3/16/2022		1,550,000.00	1,546,435.00	1,549,771.74	99.56	1,543,180.00	2.49	2.20%	9,707.39
Municipal Bond	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,029,133.69	97.73	1,006,577.80	14.46	2.35%	6,905.64
Municipal Bond	3.00%	9/15/2027	9/9/2024		650,000.00	638,046.50	640,250.46	97.53	633,964.50	29.44	3.65%	866.67
Municipal Bond	3.40%	7/1/2025	3/1/2022		2,600,000.00	2,717,000.00	2,608,837.44	99.75	2,593,396.00	3.02	2.00%	22,119.50
Municipal Bond	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,358,506.40	94.21	2,355,125.00	26.95	4.49%	10,656.25
Municipal Bond	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,876,107.66	94.21	3,881,246.00	26.95	4.62%	17,561.50
Municipal Bond	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,333,072.77	94.21	2,355,125.00	26.95	5.01%	10,656.25
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,540,000.00	2,479,827.40	2,535,428.67	99.18	2,519,095.80	3.02	2.00%	7,988.30
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,621,000.00	2,558,908.51	2,616,282.89	99.18	2,599,429.17	3.02	2.00%	8,243.04
Municipal Bond	5.00%	3/1/2026	6/9/2022		1,800,000.00	1,913,436.00	1,827,921.43	100.76	1,813,698.00	10.98	3.19%	7,500.00
Municipal Bond	4.00%	2/15/2026	5/31/2023		900,000.00	899,496.00	899,836.75	99.96	899,658.00	10.52	4.02%	4,600.00
Municipal Bond	0.85%	10/1/2025	3/18/2022		2,000,000.00	1,900,200.00	1,985,797.99	98.32	1,966,320.00	6.03	2.33%	8,520.00
Municipal Bond	1.03%	8/1/2025	2/25/2022		10,000,000.00	9,729,000.00	9,973,397.45	98.93	9,892,700.00	4.03	1.85%	17,216.67
Municipal Bond	1.03%	8/1/2025	6/16/2022		5,000,000.00	4,618,150.00	4,958,872.55	98.93	4,946,350.00	4.03	3.64%	8,608.33
Municipal Bond	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	981,821.71	99.12	991,170.00	28.43	4.59%	4,784.00
Municipal Bond	2.22%	7/1/2025	2/18/2022		1,960,000.00	1,984,774.40	1,961,854.55	99.41	1,948,514.40	3.02	1.83%	10,858.40
Municipal Bond	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,013,059.17	97.67	1,958,343.65	14.98	1.98%	11,608.95
Municipal Bond	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,772,671.26	98.74	2,715,267.50	14.98	2.50%	22,000.00
Municipal Bond	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,709,049.92	97.05	1,688,722.20	16.46	3.15%	3,919.74
Municipal Bond	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	701,565.45	94.10	705,757.50	27.97	4.60%	1,917.50
Municipal Bond	3.48%	9/1/2027	9/9/2024		1,250,000.00	1,242,950.00	1,244,266.61	98.17	1,227,062.50	28.98	3.68%	3,625.00
Municipal Bond	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,582,240.63	97.49	1,564,730.55	14.00	3.23%	10,325.50
Municipal Bond	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	978,358.32	98.15	981,450.00	40.98	4.28%	2,983.33
Municipal Bond	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	711,180.88	95.11	713,340.00	23.97	4.65%	6,757.50
Municipal Bond	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,210,955.88	95.11	3,229,052.40	23.97	4.79%	30,588.95
Municipal Bond	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,949,821.58	96.19	4,809,400.00	14.46	1.97%	16,223.89
Municipal Bond	0.00%	8/15/2025	6/14/2022		4,015,000.00	3,628,395.65	3,969,261.83	98.29	3,946,343.50	4.49	3.22%	-
Municipal Bond	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,480,150.20	97.34	1,460,025.00	18.00	3.20%	16,882.50
Municipal Bond	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	731,029.52	90.81	731,052.70	43.97	4.26%	3,939.13
Municipal Bond	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,453,153.17	98.83	2,470,650.00	27.41	4.58%	19,422.22
Municipal Bond	3.67%	1/15/2026	3/30/2023		2,500,000.00	2,458,525.00	2,488,231.16	99.54	2,488,525.00	9.51	4.31%	19,369.44
Municipal Bond	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,766,517.68	98.15	1,717,642.50	14.98	1.85%	11,545.62
Municipal Bond	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,048,084.79	94.00	1,057,455.00	26.95	4.61%	3,515.62
Municipal Bond	1.50%	7/1/2028	8/15/2024		5,000,000.00	4,554,350.00	4,626,107.20	92.06	4,602,850.00	38.95	4.00%	18,750.00
Municipal Bond	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,004,428.40	99.06	1,000,485.80	37.97	4.45%	14,308.33
Municipal Bond	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,795,630.31	96.57	4,828,500.00	24.95	4.61%	51,041.67
Municipal Bond	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,577,155.17	96.57	2,607,390.00	24.95	4.86%	27,562.50
Municipal Bond	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,587,716.31	98.67	2,516,187.00	16.00	2.01%	13,472.50
Municipal Bond	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,012,274.69	99.06	1,981,200.00	12.00	2.60%	32,500.00
Municipal Bond	2.99%	6/15/2025	2/24/2022		2,000,000.00	2,073,320.00	2,004,616.67	99.72	1,994,460.00	2.49	1.84%	17,584.22
Municipal Bond	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	439,035.13	95.23	442,810.20	27.97	4.65%	1,548.45
Municipal Bond	3.38%	7/1/2027	8/20/2024		545,000.00	532,775.65	535,384.29	98.16	534,955.65	26.95	4.22%	4,605.25
Municipal Bond	2.07%	8/1/2025	3/25/2022		1,000,000.00	988,750.00	998,870.41	99.26	992,580.00	4.03	2.42%	3,448.33

Detail of Investment Holdings

By Sector

March 31, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,854,403.44	97.02	4,850,900.00	46.00	4.30%	28,750.00
Municipal Bond	3.48%	8/1/2026	8/23/2024		890,000.00	901,298.57	897,787.71	99.09	881,865.40	16.00	2.80%	5,162.00
Municipal Bond	3.48%	8/1/2026	8/23/2024		110,000.00	111,396.45	110,962.52	99.19	109,106.80	16.00	2.80%	638.00
Municipal Bond	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,155,700.95	99.44	1,143,548.50	12.00	3.14%	21,108.25
Municipal Bond	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	532,139.97	96.28	534,337.35	23.97	4.47%	6,135.52
Municipal Bond	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,321,158.47	102.12	1,327,599.00	26.43	4.66%	20,945.60
Municipal Bond	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,825,100.09	94.49	2,834,730.00	24.95	4.50%	17,725.00
Municipal Bond	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,672,184.83	95.19	2,617,725.00	14.00	2.57%	-
Municipal Bond	0.99%	9/15/2025	6/10/2022		2,250,000.00	2,107,282.50	2,229,902.31	98.48	2,215,755.00	5.51	3.05%	994.00
Municipal Bond	2.28%	3/1/2026	2/17/2022		4,380,000.00	4,428,705.60	4,391,076.97	98.41	4,310,270.40	10.98	1.99%	8,303.75
Municipal Bond	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	680,991.68	94.53	685,306.25	24.95	4.68%	4,422.50
Municipal Bond	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,285,849.65	97.71	3,195,051.60	16.00	2.02%	13,069.10
Municipal Bond	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,571,507.59	93.75	1,499,920.00	22.95	2.08%	1,469.33
Municipal Bond	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	558,270.67	93.88	563,298.00	25.97	5.04%	2,922.00
Municipal Bond	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,216,003.73	98.62	2,174,504.85	16.00	2.78%	11,671.80
Municipal Bond	0.00%	8/1/2028	8/15/2024		1,365,000.00	1,162,734.30	1,194,604.78	86.54	1,181,230.05	39.97	4.09%	-
Municipal Bond	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,219,223.57	98.02	2,195,536.00	14.00	3.20%	17,539.20
Municipal Bond	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	658,384.66	94.51	661,598.00	22.95	4.65%	721.00
Municipal Bond	5.00%	8/15/2025	2/18/2022		1,210,000.00	1,338,598.80	1,223,828.91	100.22	1,212,674.10	4.49	1.84%	7,730.56
Municipal Bond	3.04%	6/1/2025	6/22/2022		8,000,000.00	7,997,600.00	7,999,861.58	99.77	7,981,840.00	2.03	3.05%	81,066.67
Municipal Bond	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,080.06	98.92	2,967,540.00	14.00	3.15%	31,500.00
Municipal Bond	3.05%	10/1/2028	3/11/2024		920,000.00	873,080.00	883,929.37	99.40	914,470.80	41.97	4.30%	14,039.20
Municipal Bond	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,356,215.61	96.30	3,317,466.10	14.98	3.41%	10,205.81
Municipal Bond	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,541,982.32	94.32	1,551,596.90	25.41	4.60%	8,420.57
Municipal Bond	6.07%	8/1/2025	6/13/2022		1,000,000.00	1,075,720.00	1,008,134.11	100.54	1,005,430.00	4.03	3.50%	10,116.67
Municipal Bond	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	976,875.86	99.21	977,248.05	42.98	4.26%	16,416.67
Municipal Bond	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,982,377.77	100.01	2,980,327.80	12.98	4.11%	52,150.00
Municipal Bond	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,307,023.59	101.14	3,332,431.20	27.97	4.45%	25,398.96
Municipal Bond	4.00%	9/15/2027	9/9/2024		1,120,000.00	1,131,760.00	1,129,591.72	99.81	1,117,827.20	29.44	3.63%	1,991.11
Municipal Bond	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	2,007,694.52	92.28	1,993,183.20	37.41	4.02%	12,280.80
Municipal Bond	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,896,241.16	95.09	1,901,840.00	22.03	4.50%	4,706.67
Municipal Bond	4.00%	8/15/2028	8/27/2024		2,535,000.00	2,549,753.70	2,547,554.39	99.51	2,522,679.90	40.43	3.84%	12,956.67
Municipal Bond	3.24%	4/1/2027	8/20/2024		1,040,000.00	1,018,160.00	1,023,265.16	98.07	1,019,938.40	23.97	4.09%	16,822.00
Municipal Bond	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,370,381.52	94.30	2,357,450.00	25.41	3.98%	12,428.89
Municipal Bond	3.00%	8/1/2025	3/1/2022		915,000.00	945,057.75	917,960.05	99.58	911,111.25	4.03	2.00%	4,575.00
Municipal Bond	0.00%	8/15/2025	6/13/2022		1,000,000.00	906,450.00	988,941.89	98.39	983,870.00	4.49	3.12%	-
Municipal Bond	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,469,687.96	91.46	3,484,473.60	36.95	4.45%	19,859.62
Municipal Bond	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,906,209.55	102.33	4,952,723.60	26.43	4.71%	76,956.00
Treasury Note	0.50%	2/28/2026	3/23/2021		30,000,000.00	29,479,687.50	29,903,613.77	96.79	29,035,546.80	10.95	0.86%	12,635.87
Total / Average					**783,038,745.36**	**775,194,268.08**	**779,581,345.86**		**775,305,235.03**	**14.75**	**3.39%**	**3,545,738.26**

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day

(2) Weighted average yield to maturity- The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Detail of Investment Holdings

By Maturity

March 31, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Life (mo)
CAPITAL ONE Cash	0.00%	4/1/2025	4/30/2016	N/A	8,153,081.21	8,153,081.21	8,153,081.21	0.03
Prosperity Bank Cash	0.25%	4/1/2025	6/8/2020	N/A	452,038.69	452,038.69	452,038.69	0.03
Texas Daily LGIP	4.35%	4/1/2025	1/6/2009	N/A	44,310,260.02	44,310,260.02	44,310,260.02	0.03
Texas Daily LGIP	4.46%	4/1/2025	2/27/2023	N/A	11,704,224.98	11,704,224.98	11,704,224.98	0.03
TexasCLASS LGIP	4.44%	4/1/2025	5/1/2018	N/A	28,424,628.51	28,424,628.51	28,424,628.51	0.03
TexasCLASS LGIP	4.25%	4/1/2025	1/29/2020	N/A	54,222,293.68	54,222,293.68	54,222,293.68	0.03
TexasFITLGIP	4.65%	4/1/2025	1/7/2020	N/A	56,915,170.43	56,915,170.43	56,915,170.43	0.03
TexasFIT LGIP	4.40%	4/1/2025	1/30/2020	N/A	14,339,533.98	14,339,533.98	14,339,533.98	0.03
FHLMC 0.74 4/28/2025-21	0.74%	4/28/2025	5/28/2020		23,000,000.00	23,000,000.00	23,000,000.00	0.92
Municipal Bond	0.65%	6/1/2025	6/24/2021		2,330,000.00	2,330,000.00	2,330,000.00	2.03
Municipal Bond	3.04%	6/1/2025	6/22/2022		8,000,000.00	7,997,600.00	7,999,861.58	2.03
Municipal Bond	2.75%	6/15/2025	4/20/2022		2,000,000.00	2,011,400.00	2,000,752.08	2.49
Municipal Bond	2.75%	6/15/2025	4/20/2022		5,000,000.00	5,028,500.00	5,001,880.21	2.49
Municipal Bond	2.13%	6/15/2025	3/16/2022		1,550,000.00	1,546,435.00	1,549,771.74	2.49
Municipal Bond	2.99%	6/15/2025	2/24/2022		2,000,000.00	2,073,320.00	2,004,616.67	2.49
Municipal Bond	3.40%	7/1/2025	3/1/2022		2,600,000.00	2,717,000.00	2,608,837.44	3.02
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,540,000.00	2,479,827.40	2,535,428.67	3.02
Municipal Bond	1.26%	7/1/2025	3/8/2022		2,621,000.00	2,558,908.51	2,616,282.89	3.02
Municipal Bond	2.22%	7/1/2025	2/18/2022		1,960,000.00	1,984,774.40	1,961,854.55	3.02
East West Bank 4.87 7/31/2025	4.87%	7/31/2025	7/31/2024		17,743,966.05	17,743,966.05	17,743,966.05	4.00
Municipal Bond	0.86%	8/1/2025	6/13/2022		1,020,000.00	952,567.80	1,012,756.19	4.03
Municipal Bond	1.03%	8/1/2025	2/25/2022		10,000,000.00	9,729,000.00	9,973,397.45	4.03
Municipal Bond	1.03%	8/1/2025	6/16/2022		5,000,000.00	4,618,150.00	4,958,872.55	4.03
Municipal Bond	2.07%	8/1/2025	3/25/2022		1,000,000.00	988,750.00	998,870.41	4.03
Municipal Bond	6.07%	8/1/2025	6/13/2022		1,000,000.00	1,075,720.00	1,008,134.11	4.03
Municipal Bond	3.00%	8/1/2025	3/1/2022		915,000.00	945,057.75	917,960.05	4.03
Municipal Bond	0.00%	8/15/2025	6/14/2022		4,015,000.00	3,628,395.65	3,969,261.83	4.49
Municipal Bond	5.00%	8/15/2025	2/18/2022		1,210,000.00	1,338,598.80	1,223,828.91	4.49
Municipal Bond	0.00%	8/15/2025	6/13/2022		1,000,000.00	906,450.00	988,941.89	4.49
FNMA 0.375 8/25/2025	0.38%	8/25/2025	3/19/2021		45,000,000.00	44,188,020.00	44,926,320.33	4.82
Municipal Bond	0.99%	9/15/2025	6/10/2022		2,250,000.00	2,107,282.50	2,229,902.31	5.51
FHLMC 0.375 9/23/2025	0.38%	9/23/2025	3/23/2023		10,000,000.00	9,115,380.60	9,829,843.70	5.77
Municipal Bond	0.85%	10/1/2025	3/18/2022		2,000,000.00	1,900,200.00	1,985,797.99	6.03
American National Bank & T 5.1 10/10/2025	5.10%	10/10/2025	10/10/2023		5,215,547.81	5,215,547.81	5,215,547.81	6.33
Municipal Bond	3.67%	1/15/2026	3/30/2023		2,500,000.00	2,458,525.00	2,488,231.16	9.51
Municipal Bond	4.00%	2/15/2026	5/31/2023		900,000.00	899,496.00	899,836.75	10.52
Treasury Note	0.50%	2/28/2026	3/23/2021		30,000,000.00	29,479,687.50	29,903,613.77	10.95
Municipal Bond	5.00%	3/1/2026	6/9/2022		1,800,000.00	1,913,436.00	1,827,921.43	10.98
Municipal Bond	2.28%	3/1/2026	2/17/2022		4,380,000.00	4,428,705.60	4,391,076.97	10.98
Municipal Bond	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,012,274.69	12.00
Municipal Bond	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,155,700.95	12.00
Municipal Bond	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,982,377.77	12.98
FFCB 4 5/26/2026	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	13.80
Municipal Bond	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,582,240.63	14.00
Municipal Bond	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,672,184.83	14.00
Municipal Bond	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,219,223.57	14.00
Municipal Bond	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,080.06	14.00
Municipal Bond	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,288,580.40	14.46
Municipal Bond	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,674,537.71	14.46
Municipal Bond	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,029,133.69	14.46
Municipal Bond	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,949,821.58	14.46
Municipal Bond	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,013,059.17	14.98

Detail of Investment Holdings

By Maturity

March 31, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Life (mo)
Municipal Bond	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,772,671.26	14.98
Municipal Bond	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,766,517.68	14.98
Municipal Bond	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,356,215.61	14.98
Municipal Bond	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,686,563.22	16.00
Municipal Bond	1.22%	8/1/2026	4/24/2024		12,182,962.00	11,989,317.89	12,068,971.26	16.00
Municipal Bond	1.22%	8/1/2026	4/24/2024		1,447,038.00	1,424,037.81	1,433,498.68	16.00
Municipal Bond	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,587,716.31	16.00
Municipal Bond	3.48%	8/1/2026	8/23/2024		890,000.00	901,298.57	897,787.71	16.00
Municipal Bond	3.48%	8/1/2026	8/23/2024		110,000.00	111,396.45	110,962.52	16.00
Municipal Bond	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,285,849.65	16.00
Municipal Bond	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,216,003.73	16.00
FAMC 4.65 8/7/2026	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,993,849.70	16.20
Municipal Bond	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,709,049.92	16.46
FNMA 1.875 9/24/2026	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,387,629.16	17.77
Municipal Bond	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,480,150.20	18.00
Municipal Bond	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,896,241.16	22.03
Municipal Bond	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,159,313.37	22.95
Municipal Bond	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,571,507.59	22.95
Municipal Bond	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	658,384.66	22.95
Municipal Bond	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	711,180.88	23.97
Municipal Bond	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,210,955.88	23.97
Municipal Bond	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	532,139.97	23.97
Municipal Bond	3.24%	4/1/2027	8/20/2024		1,040,000.00	1,018,160.00	1,023,265.16	23.97
FHLB 4.75 4/9/2027	4.75%	4/9/2027	9/9/2024		5,000,000.00	5,143,236.90	5,112,369.50	24.23
Municipal Bond	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,795,630.31	24.95
Municipal Bond	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,577,155.17	24.95
Municipal Bond	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,825,100.09	24.95
Municipal Bond	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	680,991.68	24.95
Municipal Bond	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,541,982.32	25.41
Municipal Bond	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,370,381.52	25.41
FFCB 4.5 5/20/2027	4.50%	5/20/2027	9/9/2024		12,875,000.00	13,173,365.25	13,111,749.64	25.57
Municipal Bond	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,143,790.70	25.97
Municipal Bond	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	926,863.35	25.97
Municipal Bond	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	558,270.67	25.97
Municipal Bond	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,321,158.47	26.43
Municipal Bond	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,906,209.55	26.43
FAMC 3.34 7/1/2027	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,119,283.25	26.95
Municipal Bond	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,695,228.32	26.95
Municipal Bond	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,358,506.40	26.95
Municipal Bond	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,876,107.66	26.95
Municipal Bond	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,333,072.77	26.95
Municipal Bond	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,048,084.79	26.95
Municipal Bond	3.38%	7/1/2027	8/20/2024		545,000.00	532,775.65	535,384.29	26.95
Municipal Bond	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,453,153.17	27.41
Municipal Bond	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,717,851.88	27.97
Municipal Bond	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	722,694.48	27.97
Municipal Bond	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	701,565.45	27.97
Municipal Bond	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	439,035.13	27.97
Municipal Bond	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,307,023.59	27.97
FFCB 4 8/6/2027	4.00%	8/6/2027	8/16/2024		15,000,000.00	15,017,740.65	15,014,029.01	28.13
FFCB 4 8/6/2027	4.00%	8/6/2027	8/20/2024		15,000,000.00	15,045,524.40	15,036,133.15	28.13
Municipal Bond	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	28.43

Detail of Investment Holdings

By Maturity

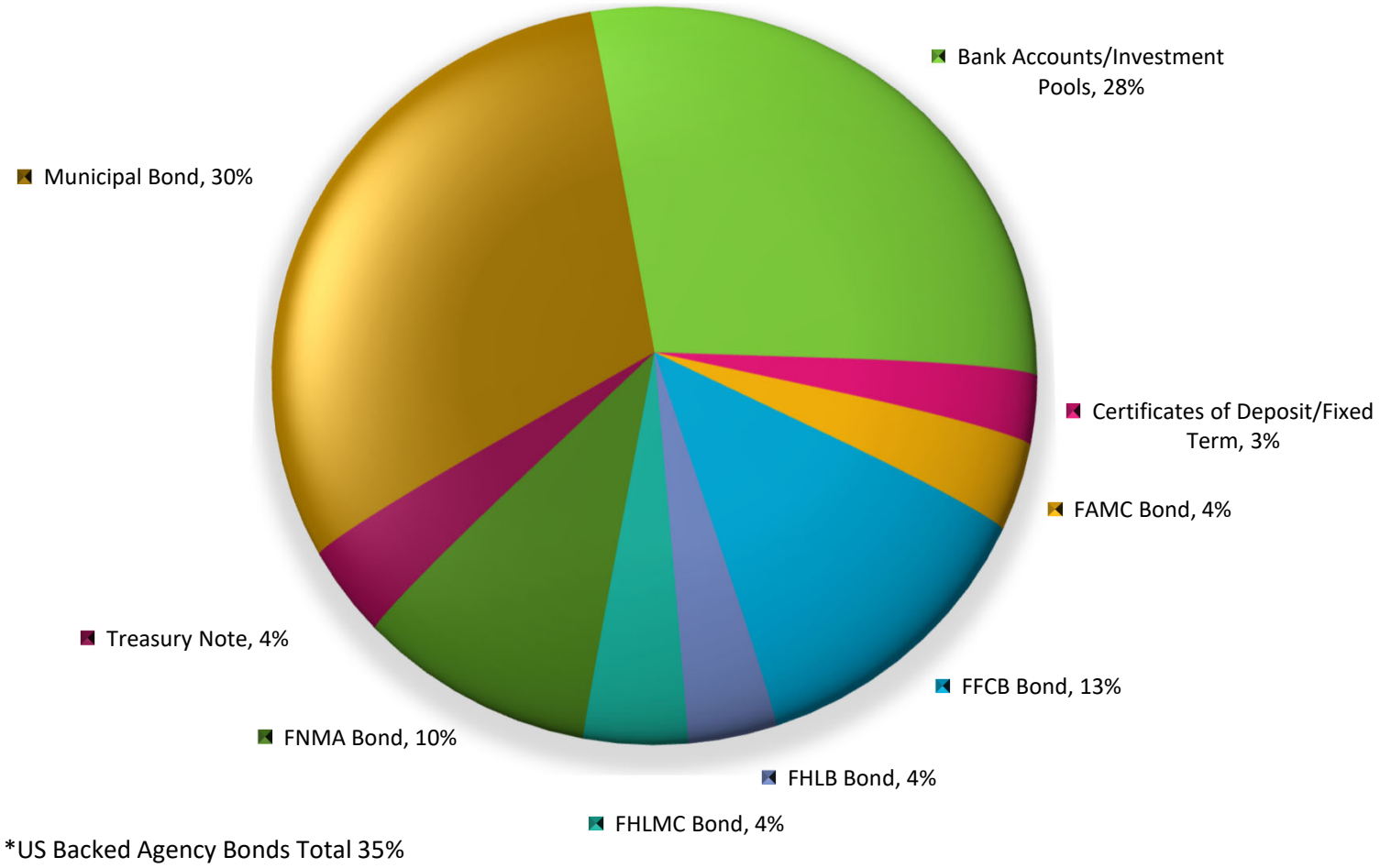
March 31, 2025

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Life (mo)
Municipal Bond	4.00%	8/15/2027	8/12/2024		1,750,000.00	1,746,010.00	1,746,849.43	28.43
Municipal Bond	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	981,821.71	28.43
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/16/2024		10,000,000.00	9,943,938.40	9,955,560.30	28.46
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/20/2024		5,000,000.00	4,982,600.00	4,986,156.55	28.46
Municipal Bond	3.48%	9/1/2027	9/9/2024		1,250,000.00	1,242,950.00	1,244,266.61	28.98
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/9/2024		7,780,000.00	7,902,356.06	7,879,693.40	29.28
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/10/2024		5,000,000.00	5,078,635.00	5,064,128.82	29.28
Municipal Bond	3.00%	9/15/2027	9/9/2024		650,000.00	638,046.50	640,250.46	29.44
Municipal Bond	4.00%	9/15/2027	9/9/2024		1,120,000.00	1,131,760.00	1,129,591.72	29.44
Municipal Bond	4.71%	5/1/2028	8/15/2024		7,425,000.00	7,606,986.75	7,576,364.63	36.95
Municipal Bond	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,469,687.96	36.95
Municipal Bond	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	2,007,694.52	37.41
Municipal Bond	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,004,376.53	37.97
Municipal Bond	4.83%	6/1/2028	8/15/2024		1,280,000.00	1,321,984.00	1,315,077.54	37.97
Municipal Bond	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,004,428.40	37.97
Municipal Bond	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,751,194.32	38.43
Municipal Bond	1.50%	7/1/2028	8/15/2024		5,000,000.00	4,554,350.00	4,626,107.20	38.95
Municipal Bond	5.00%	8/1/2028	8/26/2024		1,785,000.00	1,855,918.05	1,845,201.33	39.97
Municipal Bond	0.00%	8/1/2028	8/15/2024		1,365,000.00	1,162,734.30	1,194,604.78	39.97
Municipal Bond	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	40.43
Municipal Bond	4.00%	8/15/2028	8/27/2024		2,535,000.00	2,549,753.70	2,547,554.39	40.43
Municipal Bond	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	978,358.32	40.98
Municipal Bond	3.05%	10/1/2028	3/11/2024		920,000.00	873,080.00	883,929.37	41.97
Municipal Bond	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	976,875.86	42.98
Municipal Bond	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,824,192.35	43.44
Municipal Bond	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	731,029.52	43.97
Municipal Bond	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,854,403.44	46.00
Municipal Bond	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,734,211.99	46.92
FHLB 4.5 3/9/2029	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,080,740.15	47.18
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,952,945.20	47.28
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,184,922.34	47.28
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,998,287.25	47.28
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,974,375.06	47.28
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,975,011.70	47.28
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,982,966.87	47.54
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,982,625.81	47.54
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.90	9,946,814.40	47.54
Total / Average					**783,038,745.36**	**775,194,268.08**	**779,581,345.86**	**14.75**

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

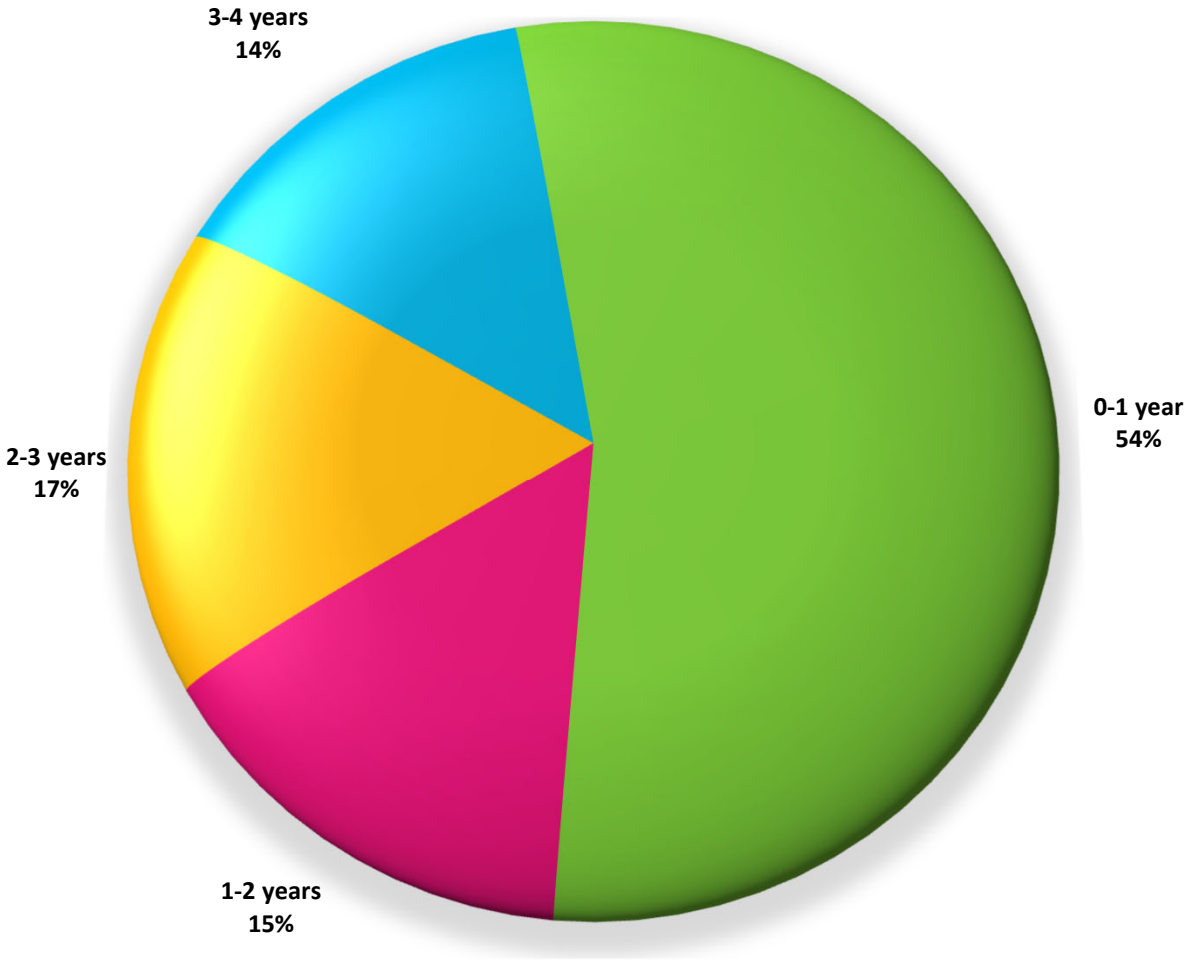
(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment adv fees are not considered. The yield is for this month only.

Portfolio Composition
3/31/2025

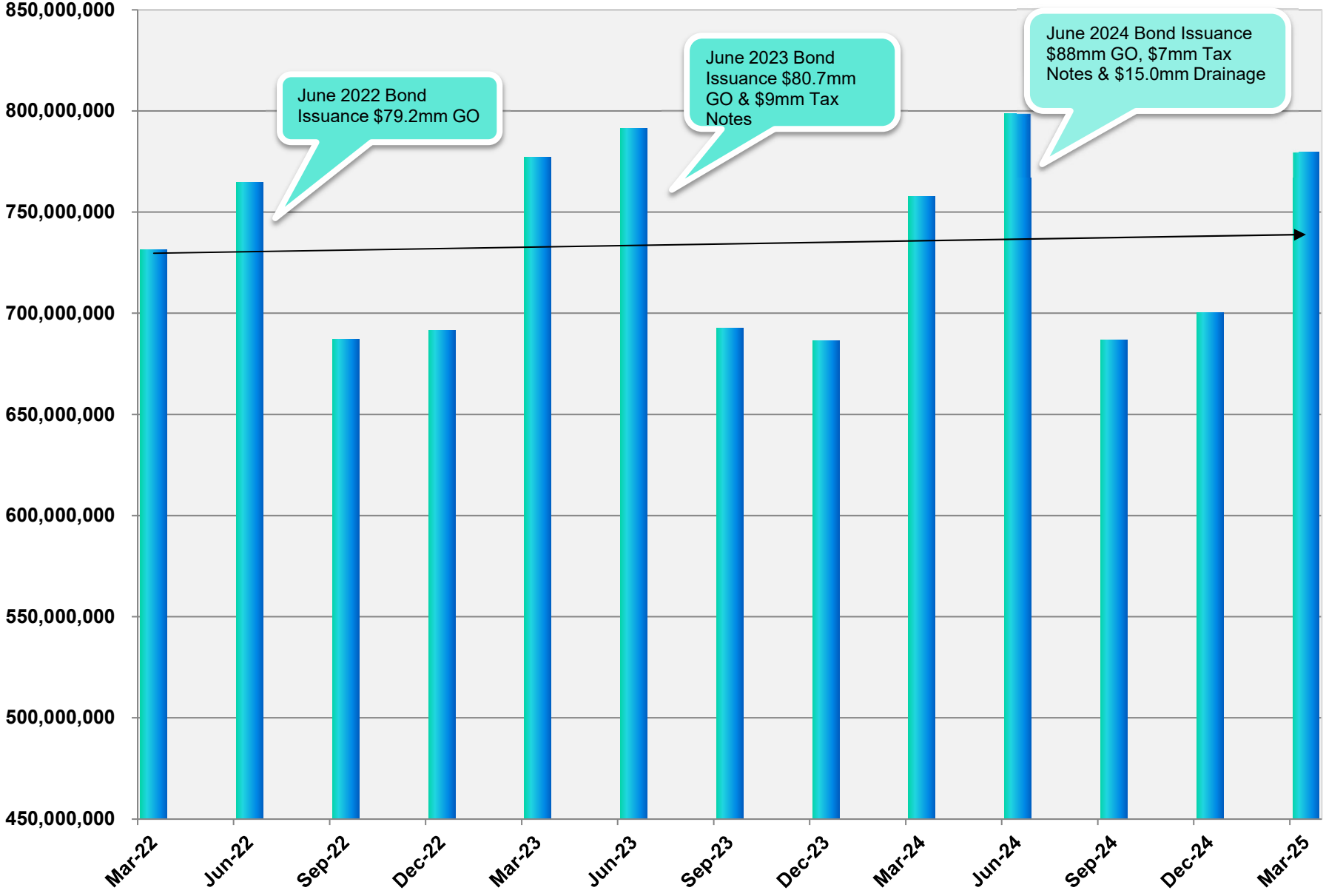


*US Backed Agency Bonds Total 35%

Portfolio Maturities
3/31/2025



Quarter End Book Value



Adjusted Book Value Comparison

Investment Description		Maturity Date	December 31, 2024 Par Value	December 31, 2024 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2025 Par Value	March 31, 2025 Adjusted Book Value
Security Type		Maturity Date	Beginning Face Amount/Shares	Beginning BV			Ending Face Amount/Shares	Ending BV
Cash	0.00%	4/1/2025	7,715,697.27	7,715,697.27	437,383.94	-	8,153,081.21	8,153,081.21
Cash	0.25%	4/1/2025	290,997.59	290,997.59	161,041.10	-	452,038.69	452,038.69
Compound CD	5.10%	10/10/2025	5,215,547.81	5,215,547.81	-	-	5,215,547.81	5,215,547.81
Compound CD	4.87%	7/31/2025	17,743,966.05	17,743,966.05	-	-	17,743,966.05	17,743,966.05
Local Government Investment Pool	4.35%	4/1/2025	38,050,814.14	38,050,814.14	6,259,445.88	-	44,310,260.02	44,310,260.02
Local Government Investment Pool	4.46%	4/1/2025	3,910,917.86	3,910,917.86	7,793,307.12	-	11,704,224.98	11,704,224.98
Local Government Investment Pool	4.44%	4/1/2025	18,245,214.46	18,245,214.46	10,179,414.05	-	28,424,628.51	28,424,628.51
Local Government Investment Pool	4.25%	4/1/2025	20,702,918.82	20,702,918.82	33,519,374.86	-	54,222,293.68	54,222,293.68
Local Government Investment Pool	4.65%	4/1/2025	33,384,618.06	33,384,618.06	23,530,552.37	-	56,915,170.43	56,915,170.43
Local Government Investment Pool	4.40%	4/1/2025	11,846,887.79	11,846,887.79	2,492,646.19	-	14,339,533.98	14,339,533.98
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,108,803.31	10,479.94	-	3,215,000.00	3,119,283.25
FAMC Bond	4.28%	3/12/2029	10,000,000.00	9,950,008.35	2,936.85	-	10,000,000.00	9,952,945.20
FAMC Bond	4.30%	3/12/2029	6,217,000.00	6,182,920.27	2,002.07	-	6,217,000.00	6,184,922.34
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,992,729.20	1,120.50	-	10,000,000.00	9,993,849.70
FFCB Bond	3.95%	8/16/2027	10,000,000.00	9,950,952.50	4,607.80	-	10,000,000.00	9,955,560.30
FFCB Bond	3.87%	8/16/2027	5,000,000.00	4,984,721.17	1,435.38	-	5,000,000.00	4,986,156.55
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,000,000.00	-	-	5,000,000.00	5,000,000.00
FFCB Bond	3.96%	8/6/2027	15,000,000.00	15,015,500.59	-	(1,471.58)	15,000,000.00	15,014,029.01
FFCB Bond	3.89%	8/6/2027	15,000,000.00	15,039,923.34	-	(3,790.19)	15,000,000.00	15,036,133.15
FFCB Bond	4.14%	3/12/2029	5,000,000.00	4,998,180.35	106.90	-	5,000,000.00	4,998,287.25
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,972,775.72	1,599.34	-	5,000,000.00	4,974,375.06
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,973,452.10	1,559.60	-	5,000,000.00	4,975,011.70
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,981,909.64	1,057.23	-	5,000,000.00	4,982,966.87
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,981,547.41	1,078.40	-	5,000,000.00	4,982,625.81
FFCB Bond	4.28%	3/20/2029	10,000,000.00	9,943,513.22	3,301.18	-	10,000,000.00	9,946,814.40
FFCB Bond	3.59%	5/20/2027	12,875,000.00	13,139,066.91	-	(27,317.27)	12,875,000.00	13,111,749.64
FHLB Bond	3.57%	9/10/2027	7,780,000.00	7,889,740.88	-	(10,047.48)	7,780,000.00	7,879,693.40
FHLB Bond	3.57%	9/10/2027	5,000,000.00	5,070,591.97	-	(6,463.15)	5,000,000.00	5,064,128.82
FHLB Bond	4.27%	3/9/2029	10,000,000.00	10,085,789.92	-	(5,049.77)	10,000,000.00	10,080,740.15
FHLB Bond		3/14/2025	5,000,000.00	5,002,439.01	-	(5,002,439.01)	-	-
FHLB Bond	3.58%	4/9/2027	5,000,000.00	5,126,054.55	-	(13,685.05)	5,000,000.00	5,112,369.50
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,742,831.96	87,011.74	-	10,000,000.00	9,829,843.70
FHLMC Bond	0.74%	4/28/2025	23,000,000.00	23,000,000.00	-	-	23,000,000.00	23,000,000.00
FNMA Bond	0.79%	8/25/2025	45,000,000.00	44,881,210.33	45,110.00	-	45,000,000.00	44,926,320.33
FNMA Bond	0.98%	9/24/2026	30,000,000.00	30,451,995.62	-	(64,366.46)	30,000,000.00	30,387,629.16
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,004,716.67	-	(340.14)	1,000,000.00	1,004,376.53
Municipal Bond	0.65%	6/1/2025	2,330,000.00	2,330,000.00	-	-	2,330,000.00	2,330,000.00
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,703,908.94	13,942.94	-	1,850,000.00	1,717,851.88
Municipal Bond	3.90%	8/1/2028	1,785,000.00	1,849,646.05	-	(4,444.72)	1,785,000.00	1,845,201.33
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,148,766.92	-	(4,976.22)	1,100,000.00	1,143,790.70
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,688,695.78	-	(2,132.56)	1,675,000.00	1,686,563.22
Municipal Bond	4.24%	6/1/2027	900,000.00	929,916.00	-	(3,052.65)	900,000.00	926,863.35
Municipal Bond	4.48%	6/15/2028	3,000,000.00	2,732,088.08	19,106.24	-	3,000,000.00	2,751,194.32
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,296,453.95	-	(7,873.55)	1,250,000.00	1,288,580.40
Municipal Bond	4.21%	3/1/2029	7,500,000.00	7,748,942.30	-	(14,730.31)	7,500,000.00	7,734,211.99
Municipal Bond	4.60%	8/1/2027	780,000.00	716,648.18	6,046.30	-	780,000.00	722,694.48
Municipal Bond	2.56%	6/15/2025	2,000,000.00	2,001,642.71	-	(890.63)	2,000,000.00	2,000,752.08
Municipal Bond	2.56%	6/15/2025	5,000,000.00	5,004,106.77	-	(2,226.56)	5,000,000.00	5,001,880.21
Municipal Bond	3.89%	6/1/2028	1,280,000.00	1,317,803.77	-	(2,726.23)	1,280,000.00	1,315,077.54
Municipal Bond	4.89%	8/15/2028	300,000.00	300,000.00	-	-	300,000.00	300,000.00

Adjusted Book Value Comparison

Investment Description		Maturity Date	December 31, 2024 Par Value	December 31, 2024 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2025 Par Value	March 31, 2025 Adjusted Book Value
Municipal Bond	4.90%	8/15/2027	300,000.00	300,000.00	-	-	300,000.00	300,000.00
Municipal Bond	1.94%	8/1/2026	12,182,962.00	12,047,948.37	21,022.89	-	12,182,962.00	12,068,971.26
Municipal Bond	1.94%	8/1/2026	1,447,038.00	1,431,001.68	2,497.00	-	1,447,038.00	1,433,498.68
Municipal Bond	3.09%	8/1/2025	1,020,000.00	1,007,455.84	5,300.35	-	1,020,000.00	1,012,756.19
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,659,137.24	15,400.47	-	4,750,000.00	4,674,537.71
Municipal Bond	3.99%	5/1/2028	7,425,000.00	7,588,452.31	-	(12,087.68)	7,425,000.00	7,576,364.63
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,156,653.66	2,659.71	-	1,180,000.00	1,159,313.37
Municipal Bond	4.08%	8/15/2027	1,750,000.00	1,746,522.38	327.05	-	1,750,000.00	1,746,849.43
Municipal Bond	4.31%	11/15/2028	1,970,000.00	1,814,288.44	9,903.91	-	1,970,000.00	1,824,192.35
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,691,968.65	3,259.67	-	2,725,000.00	2,695,228.32
Municipal Bond	2.20%	6/15/2025	1,550,000.00	1,549,501.44	270.30	-	1,550,000.00	1,549,771.74
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,028,956.89	176.80	-	1,030,000.00	1,029,133.69
Municipal Bond	3.65%	9/15/2027	650,000.00	639,273.34	977.12	-	650,000.00	640,250.46
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,617,482.76	-	(8,645.32)	2,600,000.00	2,608,837.44
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,343,014.40	15,492.00	-	2,500,000.00	2,358,506.40
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,849,404.12	26,703.54	-	4,120,000.00	3,876,107.66
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,314,796.06	18,276.71	-	2,500,000.00	2,333,072.77
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,530,956.72	4,471.95	-	2,540,000.00	2,535,428.67
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,611,668.33	4,614.56	-	2,621,000.00	2,616,282.89
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,835,422.70	-	(7,501.27)	1,800,000.00	1,827,921.43
Municipal Bond	4.02%	2/15/2026	900,000.00	899,790.97	45.78	-	900,000.00	899,836.75
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,978,851.35	6,946.64	-	2,000,000.00	1,985,797.99
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,953,932.16	19,465.29	-	10,000,000.00	9,973,397.45
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,928,779.29	30,093.26	-	5,000,000.00	4,958,872.55
Municipal Bond	4.59%	8/15/2027	1,000,000.00	979,934.69	1,887.02	-	1,000,000.00	981,821.71
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,963,668.79	-	(1,814.24)	1,960,000.00	1,961,854.55
Municipal Bond	1.98%	7/1/2026	2,005,000.00	2,014,646.31	-	(1,587.14)	2,005,000.00	2,013,059.17
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,777,136.06	-	(4,464.80)	2,750,000.00	2,772,671.26
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,703,501.10	5,548.82	-	1,740,000.00	1,709,049.92
Municipal Bond	4.60%	8/1/2027	750,000.00	696,455.12	5,110.33	-	750,000.00	701,565.45
Municipal Bond	3.68%	9/1/2027	1,250,000.00	1,243,682.89	583.72	-	1,250,000.00	1,244,266.61
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,577,443.58	4,797.05	-	1,605,000.00	1,582,240.63
Municipal Bond	4.28%	9/1/2028	1,000,000.00	976,800.12	1,558.20	-	1,000,000.00	978,358.32
Municipal Bond	4.65%	4/1/2027	750,000.00	706,401.50	4,779.38	-	750,000.00	711,180.88
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,188,296.55	22,659.33	-	3,395,000.00	3,210,955.88
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,939,581.08	10,240.50	-	5,000,000.00	4,949,821.58
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,939,214.86	30,046.97	-	4,015,000.00	3,969,261.83
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,476,896.13	3,254.07	-	1,500,000.00	1,480,150.20
Municipal Bond	4.26%	12/1/2028	805,000.00	726,065.05	4,964.47	-	805,000.00	731,029.52
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,448,109.85	5,043.32	-	2,500,000.00	2,453,153.17
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,484,578.77	3,652.39	-	2,500,000.00	2,488,231.16
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,769,770.61	-	(3,252.93)	1,750,000.00	1,766,517.68
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,039,663.41	8,421.38	-	1,125,000.00	1,048,084.79
Municipal Bond	4.00%	7/1/2028	5,000,000.00	4,597,781.99	28,325.21	-	5,000,000.00	4,626,107.20
Municipal Bond		3/1/2025	750,000.00	750,000.00	-	(750,000.00)	-	-
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,003,995.38	433.02	-	1,010,000.00	1,004,428.40
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,771,460.43	24,169.88	-	5,000,000.00	4,795,630.31
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,562,626.87	14,528.30	-	2,700,000.00	2,577,155.17
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,594,672.19	-	(6,955.88)	2,550,000.00	2,587,716.31
Municipal Bond	2.60%	4/1/2026	2,000,000.00	2,015,293.06	-	(3,018.37)	2,000,000.00	2,012,274.69
Municipal Bond	1.84%	6/15/2025	2,000,000.00	2,010,083.78	-	(5,467.11)	2,000,000.00	2,004,616.67

Adjusted Book Value Comparison

Investment Description		Maturity Date	December 31, 2024 Par Value	December 31, 2024 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2025 Par Value	March 31, 2025 Adjusted Book Value
Municipal Bond	4.65%	8/1/2027	465,000.00	436,295.58	2,739.55	-	465,000.00	439,035.13
Municipal Bond	4.22%	7/1/2027	545,000.00	534,331.48	1,052.81	-	545,000.00	535,384.29
Municipal Bond	2.42%	8/1/2025	1,000,000.00	998,043.88	826.53	-	1,000,000.00	998,870.41
Municipal Bond	4.30%	2/1/2029	5,000,000.00	4,845,063.67	9,339.77	-	5,000,000.00	4,854,403.44
Municipal Bond	2.80%	8/1/2026	890,000.00	899,223.97	-	(1,436.26)	890,000.00	897,787.71
Municipal Bond	2.80%	8/1/2026	110,000.00	111,140.04	-	(177.52)	110,000.00	110,962.52
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,157,102.82	-	(1,401.87)	1,150,000.00	1,155,700.95
Municipal Bond	4.47%	4/1/2027	555,000.00	529,325.47	2,814.50	-	555,000.00	532,139.97
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,323,521.08	-	(2,362.61)	1,300,000.00	1,321,158.47
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,804,415.47	20,684.62	-	3,000,000.00	2,825,100.09
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,655,783.51	16,401.32	-	2,750,000.00	2,672,184.83
Municipal Bond	3.05%	9/15/2025	2,250,000.00	2,219,135.70	10,766.61	-	2,250,000.00	2,229,902.31
Municipal Bond	1.99%	3/1/2026	4,380,000.00	4,394,052.87	-	(2,975.90)	4,380,000.00	4,391,076.97
Municipal Bond	4.68%	5/1/2027	725,000.00	675,787.02	5,204.66	-	725,000.00	680,991.68
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,288,772.74	-	(2,923.09)	3,270,000.00	3,285,849.65
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,567,844.28	3,663.31	-	1,600,000.00	1,571,507.59
Municipal Bond	5.04%	6/1/2027	600,000.00	553,528.70	4,741.97	-	600,000.00	558,270.67
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,218,033.10	-	(2,029.37)	2,205,000.00	2,216,003.73
Municipal Bond	4.09%	8/1/2028	1,365,000.00	1,182,024.33	12,580.45	-	1,365,000.00	1,194,604.78
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,214,844.46	4,379.11	-	2,240,000.00	2,219,223.57
Municipal Bond	4.65%	3/1/2027	700,000.00	653,034.12	5,350.54	-	700,000.00	658,384.66
Municipal Bond	1.84%	8/15/2025	1,210,000.00	1,232,913.60	-	(9,084.69)	1,210,000.00	1,223,828.91
Municipal Bond	3.05%	6/1/2025	8,000,000.00	7,999,660.65	200.93	-	8,000,000.00	7,999,861.58
Municipal Bond	3.15%	6/1/2026	3,000,000.00	3,000,096.94	-	(16.88)	3,000,000.00	3,000,080.06
Municipal Bond	4.30%	10/1/2028	920,000.00	881,393.15	2,536.22	-	920,000.00	883,929.37
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,338,730.72	17,484.89	-	3,445,000.00	3,356,215.61
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,530,018.98	11,963.34	-	1,645,000.00	1,541,982.32
Municipal Bond	3.50%	8/1/2025	1,000,000.00	1,014,085.90	-	(5,951.79)	1,000,000.00	1,008,134.11
Municipal Bond	4.26%	11/1/2028	985,000.00	976,318.14	557.72	-	985,000.00	976,875.86
Municipal Bond	4.11%	5/1/2026	2,980,000.00	2,982,918.18	-	(540.41)	2,980,000.00	2,982,377.77
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,308,292.20	-	(1,268.61)	3,295,000.00	3,307,023.59
Municipal Bond	3.63%	9/15/2027	1,120,000.00	1,130,553.02	-	(961.30)	1,120,000.00	1,129,591.72
Municipal Bond	4.02%	5/15/2028	2,160,000.00	1,995,680.94	12,013.58	-	2,160,000.00	2,007,694.52
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,882,344.88	13,896.28	-	2,000,000.00	1,896,241.16
Municipal Bond	3.84%	8/15/2028	2,535,000.00	2,548,470.77	-	(916.38)	2,535,000.00	2,547,554.39
Municipal Bond	4.09%	4/1/2027	1,040,000.00	1,021,204.78	2,060.38	-	1,040,000.00	1,023,265.16
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,355,329.05	15,052.47	-	2,500,000.00	2,370,381.52
Municipal Bond	2.00%	8/1/2025	915,000.00	920,125.94	-	(2,165.89)	915,000.00	917,960.05
Municipal Bond	3.12%	8/15/2025	1,000,000.00	981,677.44	7,264.45	-	1,000,000.00	988,941.89
Municipal Bond	4.45%	5/1/2028	3,810,000.00	3,442,511.31	27,176.65	-	3,810,000.00	3,469,687.96
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,913,602.67	-	(7,393.12)	4,840,000.00	4,906,209.55
Treasury Note	0.86%	2/28/2026	30,000,000.00	29,877,641.43	25,972.34	-	30,000,000.00	29,903,613.77
			$ 704,415,579.85	**$ 700,425,468.54**	**$ 85,180,301.28**	**$ (6,024,423.96)**	**$ 783,038,745.36**	**$ 779,581,345.86**

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2024 Par Value	December 31, 2024 Market Value	Qtr to Qtr Change	March 31, 2025 Par Value	March 31, 2025 Market Value
Cash	0.00%	4/1/2025	7,715,697.27	7,715,697.27	437,383.94	8,153,081.21	8,153,081.21
Cash	0.25%	4/1/2025	290,997.59	290,997.59	161,041.10	452,038.69	452,038.69
Compound CD	5.10%	10/10/2025	5,215,547.81	5,215,547.81	-	5,215,547.81	5,215,547.81
Compound CD	4.87%	7/31/2025	17,743,966.05	17,743,966.05	-	17,743,966.05	17,743,966.05
Local Government Investment Pool	4.35%	4/1/2025	38,050,814.14	38,050,814.14	6,259,445.88	44,310,260.02	44,310,260.02
Local Government Investment Pool	4.46%	4/1/2025	3,910,917.86	3,910,917.86	7,793,307.12	11,704,224.98	11,704,224.98
Local Government Investment Pool	4.44%	4/1/2025	18,245,214.46	18,245,214.46	10,179,414.05	28,424,628.51	28,424,628.51
Local Government Investment Pool	4.25%	4/1/2025	20,702,918.82	20,702,918.82	33,519,374.86	54,222,293.68	54,222,293.68
Local Government Investment Pool	4.65%	4/1/2025	33,384,618.06	33,384,618.06	23,530,552.37	56,915,170.43	56,915,170.43
Local Government Investment Pool	4.40%	4/1/2025	11,846,887.79	11,846,887.79	2,492,646.19	14,339,533.98	14,339,533.98
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,108,803.31	10,479.94	3,215,000.00	3,119,283.25
FAMC Bond	4.28%	3/12/2029	10,000,000.00	9,950,008.35	2,936.85	10,000,000.00	9,952,945.20
FAMC Bond	4.30%	3/12/2029	6,217,000.00	6,182,920.27	2,002.07	6,217,000.00	6,184,922.34
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,992,729.20	1,120.50	10,000,000.00	9,993,849.70
FFCB Bond	3.95%	8/16/2027	10,000,000.00	9,950,952.50	4,607.80	10,000,000.00	9,955,560.30
FFCB Bond	3.87%	8/16/2027	5,000,000.00	4,984,721.17	1,435.38	5,000,000.00	4,986,156.55
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,000,000.00	-	5,000,000.00	5,000,000.00
FFCB Bond	3.96%	8/6/2027	15,000,000.00	15,015,500.59	(1,471.58)	15,000,000.00	15,014,029.01
FFCB Bond	3.89%	8/6/2027	15,000,000.00	15,039,923.34	(3,790.19)	15,000,000.00	15,036,133.15
FFCB Bond	4.14%	3/12/2029	5,000,000.00	4,998,180.35	106.90	5,000,000.00	4,998,287.25
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,972,775.72	1,599.34	5,000,000.00	4,974,375.06
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,973,452.10	1,559.60	5,000,000.00	4,975,011.70
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,981,909.64	1,057.23	5,000,000.00	4,982,966.87
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,981,547.41	1,078.40	5,000,000.00	4,982,625.81
FFCB Bond	4.28%	3/20/2029	10,000,000.00	9,943,513.22	3,301.18	10,000,000.00	9,946,814.40
FFCB Bond	3.59%	5/20/2027	12,875,000.00	13,139,066.91	(27,317.27)	12,875,000.00	13,111,749.64
FHLB Bond	3.57%	9/10/2027	7,780,000.00	7,889,740.88	(10,047.48)	7,780,000.00	7,879,693.40
FHLB Bond	3.57%	9/10/2027	5,000,000.00	5,070,591.97	(6,463.15)	5,000,000.00	5,064,128.82
FHLB Bond	4.27%	3/9/2029	10,000,000.00	10,085,789.92	(5,049.77)	10,000,000.00	10,080,740.15
FHLB Bond		3/14/2025	5,000,000.00	5,002,439.01	(5,002,439.01)	-	-
FHLB Bond	3.58%	4/9/2027	5,000,000.00	5,126,054.55	(13,685.05)	5,000,000.00	5,112,369.50
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,742,831.96	87,011.74	10,000,000.00	9,829,843.70
FHLMC Bond	0.74%	4/28/2025	23,000,000.00	23,000,000.00	-	23,000,000.00	23,000,000.00
FNMA Bond	0.79%	8/25/2025	45,000,000.00	44,881,210.33	45,110.00	45,000,000.00	44,926,320.33
FNMA Bond	0.98%	9/24/2026	30,000,000.00	30,451,995.62	(64,366.46)	30,000,000.00	30,387,629.16
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,004,716.67	(340.14)	1,000,000.00	1,004,376.53
Municipal Bond	0.65%	6/1/2025	2,330,000.00	2,330,000.00	-	2,330,000.00	2,330,000.00
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,703,908.94	13,942.94	1,850,000.00	1,717,851.88
Municipal Bond	3.90%	8/1/2028	1,785,000.00	1,849,646.05	(4,444.72)	1,785,000.00	1,845,201.33
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,148,766.92	(4,976.22)	1,100,000.00	1,143,790.70
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,688,695.78	(2,132.56)	1,675,000.00	1,686,563.22
Municipal Bond	4.24%	6/1/2027	900,000.00	929,916.00	(3,052.65)	900,000.00	926,863.35
Municipal Bond	4.48%	6/15/2028	3,000,000.00	2,732,088.08	19,106.24	3,000,000.00	2,751,194.32
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,296,453.95	(7,873.55)	1,250,000.00	1,288,580.40
Municipal Bond	4.21%	3/1/2029	7,500,000.00	7,748,942.30	(14,730.31)	7,500,000.00	7,734,211.99
Municipal Bond	4.60%	8/1/2027	780,000.00	716,648.18	6,046.30	780,000.00	722,694.48
Municipal Bond	2.56%	6/15/2025	2,000,000.00	2,001,642.71	(890.63)	2,000,000.00	2,000,752.08
Municipal Bond	2.56%	6/15/2025	5,000,000.00	5,004,106.77	(2,226.56)	5,000,000.00	5,001,880.21
Municipal Bond	3.89%	6/1/2028	1,280,000.00	1,317,803.77	(2,726.23)	1,280,000.00	1,315,077.54
Municipal Bond	4.89%	8/15/2028	300,000.00	300,000.00	-	300,000.00	300,000.00
Municipal Bond	4.90%	8/15/2027	300,000.00	300,000.00	-	300,000.00	300,000.00

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2024 Par Value	December 31, 2024 Market Value	Qtr to Qtr Change	March 31, 2025 Par Value	March 31, 2025 Market Value
Municipal Bond	1.94%	8/1/2026	12,182,962.00	12,047,948.37	21,022.89	12,182,962.00	12,068,971.26
Municipal Bond	1.94%	8/1/2026	1,447,038.00	1,431,001.68	2,497.00	1,447,038.00	1,433,498.68
Municipal Bond	3.09%	8/1/2025	1,020,000.00	1,007,455.84	5,300.35	1,020,000.00	1,012,756.19
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,659,137.24	15,400.47	4,750,000.00	4,674,537.71
Municipal Bond	3.99%	5/1/2028	7,425,000.00	7,588,452.31	(12,087.68)	7,425,000.00	7,576,364.63
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,156,653.66	2,659.71	1,180,000.00	1,159,313.37
Municipal Bond	4.08%	8/15/2027	1,750,000.00	1,746,522.38	327.05	1,750,000.00	1,746,849.43
Municipal Bond	4.31%	11/15/2028	1,970,000.00	1,814,288.44	9,903.91	1,970,000.00	1,824,192.35
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,691,968.65	3,259.67	2,725,000.00	2,695,228.32
Municipal Bond	2.20%	6/15/2025	1,550,000.00	1,549,501.44	270.30	1,550,000.00	1,549,771.74
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,028,956.89	176.80	1,030,000.00	1,029,133.69
Municipal Bond	3.65%	9/15/2027	650,000.00	639,273.34	977.12	650,000.00	640,250.46
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,617,482.76	(8,645.32)	2,600,000.00	2,608,837.44
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,343,014.40	15,492.00	2,500,000.00	2,358,506.40
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,849,404.12	26,703.54	4,120,000.00	3,876,107.66
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,314,796.06	18,276.71	2,500,000.00	2,333,072.77
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,530,956.72	4,471.95	2,540,000.00	2,535,428.67
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,611,668.33	4,614.56	2,621,000.00	2,616,282.89
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,835,422.70	(7,501.27)	1,800,000.00	1,827,921.43
Municipal Bond	4.02%	2/15/2026	900,000.00	899,790.97	45.78	900,000.00	899,836.75
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,978,851.35	6,946.64	2,000,000.00	1,985,797.99
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,953,932.16	19,465.29	10,000,000.00	9,973,397.45
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,928,779.29	30,093.26	5,000,000.00	4,958,872.55
Municipal Bond	4.59%	8/15/2027	1,000,000.00	979,934.69	1,887.02	1,000,000.00	981,821.71
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,963,668.79	(1,814.24)	1,960,000.00	1,961,854.55
Municipal Bond	1.98%	7/1/2026	2,005,000.00	2,014,646.31	(1,587.14)	2,005,000.00	2,013,059.17
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,777,136.06	(4,464.80)	2,750,000.00	2,772,671.26
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,703,501.10	5,548.82	1,740,000.00	1,709,049.92
Municipal Bond	4.60%	8/1/2027	750,000.00	696,455.12	5,110.33	750,000.00	701,565.45
Municipal Bond	3.68%	9/1/2027	1,250,000.00	1,243,682.89	583.72	1,250,000.00	1,244,266.61
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,577,443.58	4,797.05	1,605,000.00	1,582,240.63
Municipal Bond	4.28%	9/1/2028	1,000,000.00	976,800.12	1,558.20	1,000,000.00	978,358.32
Municipal Bond	4.65%	4/1/2027	750,000.00	706,401.50	4,779.38	750,000.00	711,180.88
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,188,296.55	22,659.33	3,395,000.00	3,210,955.88
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,939,581.08	10,240.50	5,000,000.00	4,949,821.58
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,939,214.86	30,046.97	4,015,000.00	3,969,261.83
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,476,896.13	3,254.07	1,500,000.00	1,480,150.20
Municipal Bond	4.26%	12/1/2028	805,000.00	726,065.05	4,964.47	805,000.00	731,029.52
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,448,109.85	5,043.32	2,500,000.00	2,453,153.17
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,484,578.77	3,652.39	2,500,000.00	2,488,231.16
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,769,770.61	(3,252.93)	1,750,000.00	1,766,517.68
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,039,663.41	8,421.38	1,125,000.00	1,048,084.79
Municipal Bond	4.00%	7/1/2028	5,000,000.00	4,597,781.99	28,325.21	5,000,000.00	4,626,107.20
Municipal Bond		3/1/2025	750,000.00	750,000.00	(750,000.00)	-	-
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,003,995.38	433.02	1,010,000.00	1,004,428.40
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,771,460.43	24,169.88	5,000,000.00	4,795,630.31
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,562,626.87	14,528.30	2,700,000.00	2,577,155.17
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,594,672.19	(6,955.88)	2,550,000.00	2,587,716.31
Municipal Bond	2.60%	4/1/2026	2,000,000.00	2,015,293.06	(3,018.37)	2,000,000.00	2,012,274.69
Municipal Bond	1.84%	6/15/2025	2,000,000.00	2,010,083.78	(5,467.11)	2,000,000.00	2,004,616.67
Municipal Bond	4.65%	8/1/2027	465,000.00	436,295.58	2,739.55	465,000.00	439,035.13

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2024 Par Value	December 31, 2024 Market Value	Qtr to Qtr Change	March 31, 2025 Par Value	March 31, 2025 Market Value
Municipal Bond	4.22%	7/1/2027	545,000.00	534,331.48	1,052.81	545,000.00	535,384.29
Municipal Bond	2.42%	8/1/2025	1,000,000.00	998,043.88	826.53	1,000,000.00	998,870.41
Municipal Bond	4.30%	2/1/2029	5,000,000.00	4,845,063.67	9,339.77	5,000,000.00	4,854,403.44
Municipal Bond	2.80%	8/1/2026	890,000.00	899,223.97	(1,436.26)	890,000.00	897,787.71
Municipal Bond	2.80%	8/1/2026	110,000.00	111,140.04	(177.52)	110,000.00	110,962.52
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,157,102.82	(1,401.87)	1,150,000.00	1,155,700.95
Municipal Bond	4.47%	4/1/2027	555,000.00	529,325.47	2,814.50	555,000.00	532,139.97
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,323,521.08	(2,362.61)	1,300,000.00	1,321,158.47
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,804,415.47	20,684.62	3,000,000.00	2,825,100.09
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,655,783.51	16,401.32	2,750,000.00	2,672,184.83
Municipal Bond	3.05%	9/15/2025	2,250,000.00	2,219,135.70	10,766.61	2,250,000.00	2,229,902.31
Municipal Bond	1.99%	3/1/2026	4,380,000.00	4,394,052.87	(2,975.90)	4,380,000.00	4,391,076.97
Municipal Bond	4.68%	5/1/2027	725,000.00	675,787.02	5,204.66	725,000.00	680,991.68
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,288,772.74	(2,923.09)	3,270,000.00	3,285,849.65
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,567,844.28	3,663.31	1,600,000.00	1,571,507.59
Municipal Bond	5.04%	6/1/2027	600,000.00	553,528.70	4,741.97	600,000.00	558,270.67
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,218,033.10	(2,029.37)	2,205,000.00	2,216,003.73
Municipal Bond	4.09%	8/1/2028	1,365,000.00	1,182,024.33	12,580.45	1,365,000.00	1,194,604.78
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,214,844.46	4,379.11	2,240,000.00	2,219,223.57
Municipal Bond	4.65%	3/1/2027	700,000.00	653,034.12	5,350.54	700,000.00	658,384.66
Municipal Bond	1.84%	8/15/2025	1,210,000.00	1,232,913.60	(9,084.69)	1,210,000.00	1,223,828.91
Municipal Bond	3.05%	6/1/2025	8,000,000.00	7,999,660.65	200.93	8,000,000.00	7,999,861.58
Municipal Bond	3.15%	6/1/2026	3,000,000.00	3,000,096.94	(16.88)	3,000,000.00	3,000,080.06
Municipal Bond	4.30%	10/1/2028	920,000.00	881,393.15	2,536.22	920,000.00	883,929.37
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,338,730.72	17,484.89	3,445,000.00	3,356,215.61
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,530,018.98	11,963.34	1,645,000.00	1,541,982.32
Municipal Bond	3.50%	8/1/2025	1,000,000.00	1,014,085.90	(5,951.79)	1,000,000.00	1,008,134.11
Municipal Bond	4.26%	11/1/2028	985,000.00	976,318.14	557.72	985,000.00	976,875.86
Municipal Bond	4.11%	5/1/2026	2,980,000.00	2,982,918.18	(540.41)	2,980,000.00	2,982,377.77
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,308,292.20	(1,268.61)	3,295,000.00	3,307,023.59
Municipal Bond	3.63%	9/15/2027	1,120,000.00	1,130,553.02	(961.30)	1,120,000.00	1,129,591.72
Municipal Bond	4.02%	5/15/2028	2,160,000.00	1,995,680.94	12,013.58	2,160,000.00	2,007,694.52
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,882,344.88	13,896.28	2,000,000.00	1,896,241.16
Municipal Bond	3.84%	8/15/2028	2,535,000.00	2,548,470.77	(916.38)	2,535,000.00	2,547,554.39
Municipal Bond	4.09%	4/1/2027	1,040,000.00	1,021,204.78	2,060.38	1,040,000.00	1,023,265.16
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,355,329.05	15,052.47	2,500,000.00	2,370,381.52
Municipal Bond	2.00%	8/1/2025	915,000.00	920,125.94	(2,165.89)	915,000.00	917,960.05
Municipal Bond	3.12%	8/15/2025	1,000,000.00	981,677.44	7,264.45	1,000,000.00	988,941.89
Municipal Bond	4.45%	5/1/2028	3,810,000.00	3,442,511.31	27,176.65	3,810,000.00	3,469,687.96
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,913,602.67	(7,393.12)	4,840,000.00	4,906,209.55
Treasury Note	0.86%	2/28/2026	30,000,000.00	29,877,641.43	25,972.34	30,000,000.00	29,903,613.77
			$ 704,415,579.85	**$ 700,425,468.54**	**$ 79,155,877.32**	**$ 783,038,745.36**	**$ 779,581,345.86**

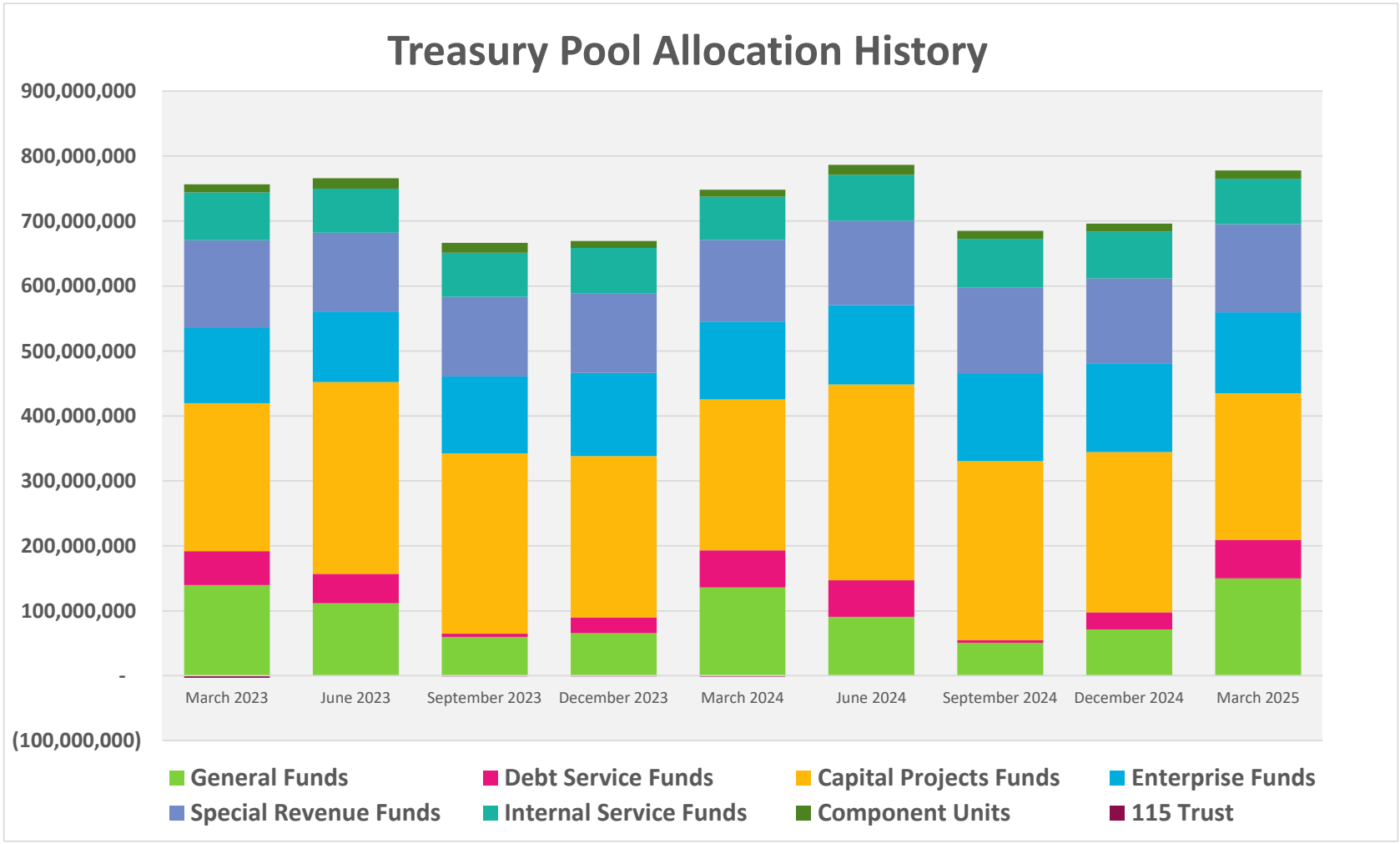
Book Value Allocation

	December 31, 2024		March 31, 2025		Previous Quarter Comparison
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Book Value Change ($)
General Fund	10.27%	71,929,646.07	19.32%	150,635,915.97	78,706,269.89
Debt Service Fund	3.78%	26,498,704.40	7.58%	59,070,866.05	32,572,161.64
Capital Projects Fund	35.46%	248,399,426.05	29.07%	226,632,277.39	(21,767,148.66)
Enterprise Fund	19.64%	137,565,495.74	16.02%	124,914,674.98	(12,650,820.76)
Special Revenue Fund	18.86%	132,097,550.60	17.41%	135,721,248.06	3,623,697.45
Internal Service Fund	10.34%	72,436,089.07	9.03%	70,419,871.57	(2,016,217.50)
Component Unit	1.72%	12,073,101.50	1.64%	12,783,687.66	710,586.16
115 Trust	-0.08%	(574,544.90)	-0.08%	(597,195.81)	(22,650.91)
Totals	100.00%	700,425,468.54	100.00%	779,581,345.86	79,155,877.32

Market Value Allocation

	December 31, 2024		March 31, 2025		Previous Quarter Comparison
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Market Value Change ($)
General Fund	10.27%	71,036,683.97	19.32%	150,635,915.97	79,599,232.00
Debt Service Fund	3.78%	26,169,739.36	7.58%	59,070,866.05	32,901,126.68
Capital Projects Fund	35.46%	245,315,700.68	29.07%	226,632,277.39	(18,683,423.29)
Enterprise Fund	19.64%	135,857,705.13	16.02%	124,914,674.98	(10,943,030.14)
Special Revenue Fund	18.86%	130,457,641.15	17.41%	135,721,248.06	5,263,606.91
Internal Service Fund	10.34%	71,536,839.79	9.03%	70,419,871.57	(1,116,968.22)
Component Unit	1.72%	11,923,221.41	1.64%	12,783,687.66	860,466.25
115 Trust	-0.08%	(567,412.28)	-0.08%	(597,195.81)	(29,783.53)
Totals	100.00%	691,730,119.21	100.00%	779,581,345.86	87,851,226.65

Allocations are based upon fund equity in the Treasury Pool at the end of the period.


Treasury Pool Allocation History
900,000,000
800,000,000
700,000,000
600,000,000
500,000,000
400,000,000
300,000,000
200,000,000
100,000,000
-
(100,000,000)
March 2023
June 2023
September 2023
December 2023
March 2024
June 2024
September 2024
December 2024
March 2025
General Funds
Debt Service Funds
Capital Projects Funds
Enterprise Funds
Special Revenue Funds
Internal Service Funds
Component Units
115 Trust

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Fire
DIRECTOR: Chris Biggerstaff, Fire Chief
AGENDA ITEM: Adoption of the 2024 International Fire Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety Section 8-17, Adoption of International Fire Code, of Article II, Fire Code, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano; adopting the 2024 Edition of the International Fire Code, with certain revised additions, deletions, and amendments, as the Fire Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted Ordinance No. 2025-6-2**

PREVIOUS ACTION/PRESENTATION

On November 26, 2018, the city council enacted Ordinance No. 2018-11-19 adopting the 2018 Edition of the International Fire Code with certain additions, deletions and amendments as the Fire Code of the City of Plano.

On July 27, 2020, the city council enacted Ordinance No. 2020-7-3 adopting staff recommended amendments of sections of Article II of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano.

On January 24, 2022, the city council enacted Ordinance No. 2022-1-20, adopting the 2021 Edition of the International Fire Code with certain additions, deletions, and amendments as the Fire Code of the City of Plano.

Upon recommendation of Plano Fire-Rescue and upon full review and consideration of all matters related thereto, the city council is of the opinion that Section 8-17, Adoption of International Fire Code, of Article II, Fire Code, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano should be repealed and the 2024 Edition of the International Fire Code, along with the revised local amendments thereto, should be adopted as the Fire Code for the City of Plano.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Adopting the 2024 International Fire Code relates to the City's Strategic Plan Critical Success Factors of Safe, Vibrant Neighborhoods and Excellent, Innovative and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	5/29/2025	Ordinance
Memo - Adoption of 2024 International Fire Code	5/7/2025	Memo

An Ordinance of the City of Plano, Texas, repealing in its entirety Section 8-17, Adoption of International Fire Code, of Article II, Fire Code, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano; adopting the 2024 Edition of the International Fire Code, with certain revised additions, deletions, and amendments, as the Fire Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, and an effective date.

WHEREAS, on November 26, 2018, the City Council enacted Ordinance No. 2018-11-19 adopting the 2018 Edition of the International Fire Code with certain additions, deletions and amendments as the Fire Code of the City of Plano; and

WHEREAS, on July 27, 2020, the City Council enacted Ordinance No. 2020-7-3 adopting staff recommended amendments of sections of Article II of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano; and

WHEREAS, on January 24, 2022, the City Council enacted Ordinance No. 2022-1-20, adopting the 2021 Edition of the International Fire Code with certain additions, deletions, and amendments as the Fire Code of the City of Plano; and

WHEREAS, upon recommendation of Plano Fire-Rescue and upon full review and consideration of all matters related thereto, the City Council is of the opinion that Section 8-17, Adoption of International Fire Code, of Article II, Fire Code, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano should be repealed and the 2024 Edition of the International Fire Code, along with the revised local amendments thereto, should be adopted as the Fire Code for the City of Plano.

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

Section I. Section 8-17, Adoption of International Fire Code, of Article II, Fire Code, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano is hereby repealed in its entirety.

Section II. The 2024 Edition of the International Fire Code with certain revised additions, deletions, and amendments is hereby adopted as the Fire Code of the City of Plano and shall read in its entirety as follows:

"**Sec. 8-17. – Adoption of International Fire Code.**

The 2024 Edition of the International Fire Code, including Appendices B, E, F, and L, a publication of the International Code Council, is hereby adopted and designated as the Fire Code of the City, to the same extent as if such code were copied verbatim in this

section, subject to the deletions, additions and amendments prescribed in this section. A copy of the 2024 Edition of the International Fire Code is on file in the office of the City Secretary.

Section 101 Scope and General Requirements

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

Section 102 Applicability

Sec. 102.1 amend #3 to read as follows:

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

Sec. 103 Code Compliance Agency

Sec. 103.1 is amended to read as follows:

Sec. 103.1 Creation of agency. Plano Fire-Rescue's, Fire Prevention Section is hereby created and the official in charge thereof shall be known as the *fire code official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Sec. 104 Duties and Powers of the Fire Code Official.

Sec. 104 add new section 104.12 to read as follows:

Sec. 104.12 Fire prevention bureau personnel and police. The chief and members of the fire prevention bureau shall have the power to issue citations for violations of this code. When requested to do so by the fire chief, the chief of police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

Section 108 Fees

Sec. 108 is amended by deleting Section 108.3

Section 113 Violations

Sec. 113.3, Notice of violation, is deleted in its entirety.
Subsection 113.3.1, Service, is deleted in its entirety.
Subsection 113.3.2, Compliance with orders and notices, is deleted in its entirety.
Subsection 113.3.3, Prosecution of violations, is deleted in its entirety.
Sec. 113.4, Violations Penalties, is deleted in its entirety.

Sec. 202 General Definitions

Sec. 202; the following are amended to read as follows:

ATRIUM. An opening connecting three or more stories, other than enclosed *stairways*, elevators, hoist ways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Stories, as used in this definition, do not include balconies within assembly groups or *mezzanines* that comply with Section 505 of the International Building Code.

HIGH-PILED COMBUSTIBLE STORAGE.

Sec. 202; add a second paragraph to the definition of "High-Piled Combustible Storage" to read as follows:

Any building exceeding 6,000 sq. ft. that has a clear height in excess of 12 feet, shall be considered to be high-piled storage and shall comply with the provisions of this section. When a specific product cannot be identified, a fire protection system shall be installed as for Class IV commodities, to the maximum pile height.

HIGH-RISE BUILDING. A building having floors used for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

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

STANDPIPES, TYPES OF. MANUAL DRY. A dry standpipe system that does not have a permanent water supply attached to the system. Manual dry standpipe systems require water from a fire department pumper to be pumped into the system through the fire department connection in order to supply the system demand. The system must be supervised as specified in Section 905.9.

Sec. 202 ***is amended by the addition of the following:***

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

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

Sec. 203.2.3 is amended to read as follows:

Sec. 203.2.3 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.

Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces.

Sec. 307.1.1 is amended to read as follows:

Sec. 307.1.1 Prohibited Open Burning. Open burning shall be prohibited within the City of Plano.

Sec. 308 Open Flames.

Section 308.1.6; Exception #3 is amended to read as follows:

Exception:

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

Sec. 308 add new section 308.1.11 to read as follows:

Sec. 308.1.11 Open-flame Cooking Devices. Open flame cooking devices shall comply with Section 4104.

Section 311 Vacant Premises

Section 311.5 is amended to read as follows:

Sec. 311.5 Placards. The Fire Code Official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code relating to structural or interior hazards, shall be marked as required by Section 311.5.1 through 311.5.5.

Section 314 Indoor Displays

Sec. 314.4 is amended by adding a section 5 to read as follows:

5. Electric vehicles shall not be charged inside buildings, other than where approved in parking garages.

Chapter 3 General Requirements is amended by adding section 323 and section 323.1 through 323.3 to read as follows:

Section 323 Electric Vehicles (EV)

Sec. 323.1 Electric Vehicle Charging Stations. Electric vehicle (EV) charging stations shall not be located inside buildings, except where approved for parking garage locations as per the National Electrical Code.

323.1.1 Charging Stations Inside Parking Garage. EV charging stations located in parking garages shall be located at grade level along the exterior perimeter walls and shall be within 150 feet from a fire apparatus access roadway or shall be located on the top level of the garage with no roof above.

323.1.2 Charging Stations Inside R-3 and R-4 Occupancies. Approved charging stations in a private garage shall have a listed heat alarm installed in the garage and interconnected to the smoke alarms inside the dwelling.

323.2 Disconnect. Locations containing EV charging stations shall be provided with a clearly identified and readily accessible emergency disconnect installed in an approved location.

The emergency disconnects for EV charging stations shall be located within 100 feet (30,480 mm) of, but not less than 20 feet (6’096 mm) from the charging stations, unless otherwise approved by the fire code official.

323.2.1 Height. The height of the emergency disconnect switch shall be not less than 42 inches (1067 mm) and not more than 48 inches (1219 mm) measured vertically, from the floor level to the activating button.

323.2.2 Emergency Disconnect Sign. Emergency disconnect devices shall be distinctly labeled as: “EMERGENCY ELECTRIC VEHICLE CHARGER DISCONNECT.” Signs shall be permanently affixed to the building or structure in an approved manner and placed in an approved location, and shall consist of the following:

1. White reflective background with red letters.
2. Weather-resistant durable material; and
3. Lettering not less than 2 inches (51 mm) high.

323.3 Damaged Electric Vehicle Batteries. Damaged EV batteries shall not be stored inside any building.

Section 401 General

Sec. 401.3; add Section 401.3.4 to read as follows:

Sec. 401.3.4 False Alarms and Nuisance Alarms. False alarms, nuisance alarms, and unwanted alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 501 General

Sec. 501.4 is amended to read as follows:

Sec. 501.4 Timing of installation. When fire apparatus access roads and 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.

Section 503 Fire Apparatus Access Roads.

Sec. 503.1.1 is amended by the addition of the following to the first paragraph:

Sec. 503.1.1 Building and Facilities. The 150 feet (150') shall be measured along a ten foot (10') wide unobstructed pathway around the external walls of the structure. The grade shall not exceed six (6) percent. The provision of this section notwithstanding, fire lanes may be required to be located within thirty feet (30') of a building if deemed to be reasonably necessary by the Fire Chief to enable proper protection of the building. A five (5) foot wide level pathway shall be provided unobstructed through all barriers. A continuous row of parking between the fire lane and the structure shall be considered a barrier.

Fire lane and access easements shall be provided to serve all buildings through parking areas, to service entrances of buildings, loading areas and trash collection areas, and other areas deemed necessary to be available to fire and emergency vehicles. The Fire Chief is authorized to designate additional requirements for fire lanes where the same is reasonably necessary so as to provide access for fire and rescue personnel.

Fire lanes provided during the platting process shall be so indicated on the plat as an easement. Where fire lanes are provided and a plat is not required, the limits of the fire lane shall be shown on a site plan and placed on permanent file with the Fire Marshal and City Planning Department.

No owner or person in charge of any premises served by a fire lane or access easement shall abandon, restrict or close any fire lane or easement without first securing from the City of Plano approval of an amended plat or other acceptable legal instrument showing the removal of the fire lane.

Sec. 503.1.2 is amended by the addition of the following to the first paragraph:

Sec. 503.1.2 Additional Access. All structures and subdivisions shall provide two points of access. The two points of access shall be a minimum of 140 feet apart. The maximum block length shall be 1200' and the maximum cul-de-sac length shall not exceed 600' in length as measured from the centerline of the intersection, street to the center point of the radius.

Sec. 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4,267 mm).

Any such fire lane easement shall either connect both ends to a dedicated street or be provided with a turnaround having a minimum outer radius of 50 feet. If two or more interconnecting lanes are provided, interior radius for that connection shall be required in accordance with the following:

For 90 degree or greater turns only

24' fire lane – minimum radius 20'
30' fire lane – minimum radius 10'

For turns tighter than 90 degrees, American Association of State and Highway Transportation Officials (AASHTO) Geometric Design of Highways and Streets shall be utilized.

Sec 503.2.2 is amended to read as follows:

Sec 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.

Sec. 503.2.3 Surface is amended to read as follows:

Sec. 503.2.3 Surface. Fire lanes shall be constructed of an asphalt or concrete surface capable of supporting the imposed loads of 85,000 pounds for fire apparatus and meeting the requirements of the City of Plano parking lot standards. Those portions of the fire lane within sixty feet (60') of the structure to be protected shall be constructed with 6-inch thick, 3000 psi concrete or 5-inch thick, 3600 psi concrete reinforced with No. 3 bars spaced 24 inches on centers both ways and with sub-grade to a density not less than 95 percent as determined by TSDHPT Test Method Tex-113. Portions of the fire lane constructed of asphalt shall be ninety-five (95) percent compaction with a 6-inch asphalt stabilized base and 2-inch type D hot mix asphalt concrete. (State Highway specification

number 292.) Whenever forty percent (40%) of existing, non-conforming fire lanes are replaced within a twelve-month period, the entire fire lane shall be replaced according to current standards.

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

Sec. 503.2 is amended by the deleting Section 503.2.5

Sec. 503.2.6 is amended by the addition of the following:

Sec. 503.2.6 Bridges and elevated surfaces. All bridges and fire lane grades shall meet the City of Plano Engineering specifications.

Sec. 503.3 is amended to read as follows:

Sec. 503.3 Marking. Approved striping or, when allowed by the code official, signs, or both shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs and striping 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 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-foot 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 – 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. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

Sec. 503.4 is amended to read as follows:

Sec. 503.4 Obstruction of fire apparatus access road or fire lane.

(a) It shall be an offense for any person to obstruct any portion of a fire apparatus access road or fire lane.

(b) It shall be an offense for any person, corporation, or association with ownership in or care, custody, or control over property to intentionally, knowingly, or recklessly cause or allow any obstruction of any portion of a fire apparatus access road or fire lane on the property.

(c) It shall be an offense for any person, corporation, or association with ownership in or care, custody, or control over property to intentionally, knowingly, or recklessly fail to mark or maintain a fire apparatus access road in compliance with Section 503 of this Article.

(d) Obstruction with Motor Vehicle.

a. *Presumption*. In a prosecution under Sec. 503.4 (a), where the obstruction resulted from the parking, standing, or stopping of a motor vehicle, it is presumed that the registered owner of the motor vehicle is the person who left the vehicle standing at the time of offense.

b. *Penalty for Obstruction with Motor Vehicle*. In a prosecution under Sec. 503.4 (a), where the obstruction resulted from the parking, standing, or stopping of a motor vehicle, a person adjudged guilty shall be fined in an amount not to exceed five hundred dollars ($500.00), notwithstanding any other penalty in the City of Plano Code of Ordinances. Each and every day any such violation continues constitutes a separate offense.

(e) General Penalty. A person, corporation or association adjudged guilty of violating Sec. 503.4 (a) where the obstruction did not result from the parking, standing or stopping of a motor vehicle, or adjudged guilty of violating Sec. 503.4 (b) or (c), shall be fined in an amount not to exceed two thousand dollars ($2,000), in accordance with City of Plano Code of Ordinances, Sec. 8-16. Each and every day any such violation continues constitutes a separate offense.

Sec. 503.6 is amended to read as follows:

Sec. 503.6 Security gates. Where security fencing is necessary, the owner shall provide gates or openings which may be secured. Gates when provided must open fully in either direction or be of a sliding or raised arm type. The main entry gates serving Group R & I occupancies shall be equipped with an approved automated entry system. All other entry points along the fire lane must be automated or Knox compatible as approved by the Fire Chief, to permit immediate access by fire personnel and equipment in the event of fire or emergency.

Section 505 Premises Identification.

Sec. 505.1 is amended to read as follows:

Sec. 505.1 Address Identification. Approved numerals of a minimum 6" height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in such a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved 6-inch height building numerals or address and 3-inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30-inch background or border. Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

Exception. R-3 Single Family occupancies shall have approved numerals of a minimum 4-inches 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.

Sec. 505 ***is amended by the addition of the following:***

Sec. 505.3 Address Marking in Parking Garages. An approved sign displaying the building name and address with a minimum 1-inch-high letters and numerals on a contrasting background in new and existing parking garages. The signs shall be located in each elevator lobby and at the entrance to each stairwell.

Sec. 506 Key Boxes

Sec. 506.1 add new Section 506.1.3 to read as follows:

Sec. 506.1.3 Knox Box approved locations. A key box shall be provided at the entrances to each sprinkler riser room and pump room. An additional key box shall be provided at the main entrance of large facilities typically where the remote annunciator or fire alarm control panel is located.

Section 507 Fire Protection Water Supplies

Sec. 507.4 is amended to read as follows:

Sec. 507.4 Water supply test. 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 exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings.

Sec. 507.5.1 is amended to read as follows:

Sec. 507.5.1 Where Required. As properties develop, fire hydrants shall be located at all intersecting streets and at the maximum spacing indicated in Table 903.4.2. Distances between hydrants shall be measured along the route that fire hose is laid by a fire vehicle from hydrant to hydrant.

Maximum Distance Between Hydrants

OCCUPANCY	SPRINKLERED	NOT SPRINKLERED
Residential (1 & 2 Family)	600 feet	500 feet
Residential (Multi Family)	400 feet	300 feet
All Other	500 feet	300 feet

Table 903.4.2

1. *PROTECTED PROPERTIES.* Fire hydrants required to provide a supplemental water supply for automatic fire protection system shall be within 100 feet of the fire department connection for such system and shall have an isolation valve located between the connections to a looped main.

2. *FIRE HYDRANT LOCATIONS.* Fire hydrants shall be located 4 feet to 7 feet back of curb or fire lane and shall not be located in the bulb of a cul-de-sac.

3. *MINIMUM NUMBER OF FIRE HYDRANTS*. There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above.

Sec. 509 Fire Protection and Utility Equipment Identification and Access

Add Section 509.1.2 to read as follows:

Sec. 509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 3/4 inch when located inside a building and 2 inches when located outside, or as approved by the *fire code official.* The letters shall be of a color that contrasts with the background.

Sec. 510 Emergency Responder Communications Enhancement Systems

Add paragraph at the end of Sec. 510.6.1 to read as follows:

The inspection radio contractor shall provide an annual inspection tag/sticker on the ERCES' BDA and any remote annunciator. Tag/sticker shall identify approved inspection contractor's name, physical address, phone number, an FCC license number, and inspector's name, as well as the date of inspection. System shall not be tagged until all inspection requirements of this section are conducted. Tag/sticker shall be blue in color for a passing system. Tag/sticker shall be red in color for a failing system with reasons

for failure indicated on the tag if possible. If red tag/sticker is placed, AHJ/Fire Marshal shall be notified within a maximum of 24 hours.

Section 605 Fuel-Fired Appliances

Section 605.4 through 605.4.2.2; is amended to read as follows:

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

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

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

605.4.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 605.4.2.1 through 605.4.2.8 and Chapter 57.

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

605.4.2.2 Quantity limits. One or more fuel oil storage tanks containing Class II or III combustible liquid shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in non-sprinkled buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids.

2. 1,320 gallons (4996 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.

3. 3,000 gallons (11 356 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

Section 807 Decorative Materials and Artificial Decorative Vegetation in New and Existing Buildings

Sections. 807.5.2.2 and 807.5.5.2 are amended by the addition of an exception:

Section 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.

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.

Section 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.

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.

Section 901 General

Sec. 901.5; amended by the addition of the following to the first paragraph:

All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48-hour notice to the Fire Chief or his representative.

Sec. 901.7 is amended to read as follows:

Sec. 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, alarms or unwanted alarms, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, standby personnel shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Section 903 Automatic Sprinkler Systems

Sec. 903.1.1 is amended to read as follows:

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

Sec. 903.2 is amended to read as follows:

Sec. 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machines spaces, and elevator hoist ways. Storage shall not be allowed within the elevator machine room.

Sec. 903.2 is amended by deleting the Exception:

Sec. 903.2.1.1, 903.2.1.3, 903.2.1.4, are amended to read as follows:

Sec. 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m^2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi theater complex.

Sec. 903.2.1.3 Group A-3. An automatic sprinkler system shall be for Group A-3 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Sec. 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m^2).
2. The fire area has an occupant load of 300 or more

3. The fire area is located on a floor other than the level of exit discharge.

Sec. 903.2.2 is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1, 9.3.2.2.2, and 903.2.2.3.

Add new section 903.2.2.3 to read as follows:

Sec. 903.2.2.3 Fire area. Where a Group B fire area exceeds 6,000 square feet (557.4 meters squared).

Sec. *903.2.3, 903.2.4, 903.2.4.2, 903.2.7, 903.2.9, 903.2.9.1, and 903.2.9.3 are amended to read as follows:*

Sec. 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E fire areas greater than 6,000 square feet (557.4m^2) in area;

2. Throughout every portion of educational building below the level of exit discharge.

   Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

3. The Group E fire area has an occupant load of 300 or more.

Sec. 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 Occupancy where one of the following conditions exists:

1. Where a Group F-1 fire area exceeds 6,000 square feet (557.4m^2);

2. Where a Group F-1 fire area is located more than three stories above grade plane; or

3. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m^2).

4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.

5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

Sec. 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M Occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet (557.4m^2).

2. Where a Group M fire area is located more than three stories above grade plane.

3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m^2).

Sec. 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 Occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.4m^2).

2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m^2).

4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m^2).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m squared).

Sec. 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.4m^2).

2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet (557.4m^2).

3. Buildings with a repair garage servicing vehicles parked in the basement.

4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m^2).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 meter squared).

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

Sec. 903.2.9.4 is amended by the deleting the exception.

Sec. 903.2.9; add new Section 903.2.9.5 to read as follows:

Sec. 903.2.9.5 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Sec. 903.2.10 is amended be the addition of a 4th condition:

Sec. 903.2.10 Group S-2 parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the *fire area* of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 12,000 square feet (1115 m²)

2. Where the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, is located beneath other groups.

   Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m²).

4. Where two or more sides of the garage are not accessible by the Fire Department ladder truck.

Sec. 903.2.11.3 is amended to read as follows and deleting the exception:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the *International Building Code*, located 35 feet (10,688 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Sec. 903.2.11; add new Sections 903.2.11.7, 903.2.11.8, 903.2.11.9, and 903.2.11.10 to read as follows:

Sec. 903.2.11.7 High Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 32 to determine if those provisions apply.

Sec. 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.

Sec. 903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings over 6,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.

Exceptions:

1. Parking garages in compliance with Section 903.2.10 of the International Fire Code.

2. When of non-combustible construction, the area of awning extension or free-standing canopies, both sides, and not used for display or storage shall not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

Sec. 903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

Sec. 903.3.1.1.1 is amended to read as follows:

Sec. 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 rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely 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. 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.

3. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Sec. 903.3.1.2 is amended by adding the following paragraph at the end.

Sec. 903.3.1.2 NFPA 13R Sprinkler Systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protections in combustible attics of buildings two (2) or more stories in height.

Sec. 903.3.1; add new Sections 903.3.1.4 and 903.3.1.5 to read as follows:

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

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

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and

2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and

3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

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

Sec. 903.3.1.5 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.

2. Fire department connections for automatic sprinklers and standpipes shall be provided with one 5-inch Storz connection. For system demands greater than 150 psi an additional 2 ½ inch Siamese connection and sign identifying pressure demand shall be required. Each shall have an independent check valve.

3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.

4. At least one inspection test valve shall be located at the remote system area.

5. Fire pumps shall be equipped with a properly sized test header.

6. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.

7. Porches and balconies shall be sprinkled on all Group R-2 and R-3 occupancies.

8. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

Sec. 903.3.5 is amended to include a second paragraph to read as follows:

Water supply as required for automatic sprinkler and automatic standpipe systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10-psi safety factor.

Sec. 903.3.9 is amended to read as follows:

Sec. 903.3.9 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Sec. 903.4.1 is amended to include a second paragraph after the exceptions to read as follows:

Sec. 903.4.1 Electronic Supervision. 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 a minimum of 45 seconds and not more than 90 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.

Sec. 903.4.3 is amended to include a second paragraph to read as follows:

Sec. 903.4.3 Alarms. The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 905 Standpipe Systems

Sec. 905.2 is amended to read as follows:

Sec. 905.2 Installation standards. Standpipe system 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.

Sec. 905.3.2 Group A; is amended by deleting exceptions 1 and 2.

Sec 905.3 is amended by adding new Section 905.3.8 to read as follows:

Sec. 905.3.8 Travel Distance. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane.

Sec. 905.4 Location of Class I standpipe hose connections *item 5 is amended to read as follows:*

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 hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

Sec. 905.4 is amended to by the addition of item 7 as follows:

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 or pathways thereafter.

Sec. 905; is amended by deleting Section 905.5.

Sec. 905; is amended by deleting Section 905.6

Sec. 905.9 is amended to add a second paragraph after the exceptions to read as follows:

Sec. 905.9 Valve Supervision. 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 a minimum of 45 seconds and not more than 90 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.

Sec. 905.11; is amended to read as follows:

Sec. 905.11 Locking Standpipe Outlet Caps. Locking standpipe caps are on the outlets of dry standpipe connections where the responding fire department carries appropriate key wrenches for removal that are compatible with locking FDC connection caps. Locking caps are required on all new systems and existing systems where caps are missing.

Sec. 905 Standpipe systems is amended by adding section 905.13 to read as follows:

Sec. 905.13 Manual Systems. Design required for such systems shall be provided in conformance with the supply requirements of the respective standards. However, every manual fire protection system shall be designed with a supply of 150 psi at the FDC.

Section 906 Portable Fire Extinguishers`

Sec. 906.1 ***is amended by deleting 906.1(1) exception 3.***

Section 907 Fire Alarm and Detection Systems

Sec. 907.1.1 is amended by adding the following sentence:

Sec. 907.1.1 Construction documents. Plans for fire alarm systems shall be in accordance with Plano Fire-Rescue's Fire Alarm Submittal Guidelines.

Sec. 907.1 is amended by adding new Section 907.1.4 to read as follows:

Sec. 907.1.4 Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

Sec. 907.2.1 is amended to read as follows:

Sec. 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or 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: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

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.

Sec. 907.2.3 is amended to read as follows, Exceptions to remain:

Sec. 907.2.3 Group E. A manual 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 by 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. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Sec. 907.2.3, Exception 1 is amended to read as follows:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.

Sec. 907.2.3; add new Section 907.2.3.1 to read as follows:

Sec. 907.2.3.1 **In-Home Daycare.** Residential In-Home daycare with not more than 12 children shall use interconnected single station detectors in all habitable rooms.

Sec. 907.2.6; add new Section 907.2.6.4 to read as follows:

Sec. 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I-4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Sec. 907.2.10.1 is amended to read as follows, Exception to remain:

Sec. 907.2.10.1 Public and Self-Storage occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public– and self–storage occupancies for interior *corridors* and interior common areas. Visible notification appliances are not required within storage units.

Sec. 907.2.13, exception 3 is amended to read as follows:

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

Sec. 907.4.2; add new Section 907.4.2.7 to read as follows:

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

Sec. 907.5.2; add new Section 907.5.2.4 to read as follows:

Sec. 907.5.2.4 **I-2 and Group B Occupancies**

Occupant notification systems are not required where private mode fire alarm systems are needed in critical care areas of I-2 and Group B Ambulatory Occupancies. A Chime sound shall be used as the audible notification at the constantly attended location and public areas where audible notification is required.

A visible alarm notification appliance installed in a nurses control station or other continuously attended staff location shall be provided as an acceptable alternative to the installation of audible alarm notification appliances throughout the occupancy.

In areas where private mode fire alarm system is being installed, audible alarm notification appliances are not required in critical care areas of Group I-2 and Group B- Ambulatory Occupancies.

Visible alarm notification appliances are not required in critical care areas of Group I-2 and Group B – Ambulatory Occupancies.

The private mode area and public mode area of the occupancy **shall be identified on the plans** for review.

Sec. 907.6.1; add new Section 907.6.1.1 to read as follows:

Sec. 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 signaling line 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 of separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Sec. 907.6.3; is amended by deleting all four (4) exceptions.

Sec. 907.6.3; add new Sections 907.6.3.2 and 907.6.3.3 to read as follows:

Sec. 907.6.3.2 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Sec. 907.6.3.3 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 910 Smoke and Heat Removal

Sec. 910.2; add new Section 910.2.3 to read as follows:

Sec. 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 (1394m^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.

Sec 910.3.1 is amended by adding the following sentence: Gravity operated drop out vents are prohibited.

Section 912.2 Fire Department Connections

Sec.912.2; add new Section 912.2.3 to read as follows:

Section 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.

Sec. 912.4.1 is amended to read as follows:

Sec. 912.4.1 Locking Fire Department Connection Caps. All new fire department connections and existing where caps are missing shall be protected by Knox locking caps.

Section 913 Fire Pumps

Sec. 913.2.1 is amended by adding the following paragraph and exception:

Sec. 913.2.1: Protection of Fire Pump Room. When located on the ground level, 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. 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.

Sec. 913.4 is amended to read as follows:

Sec. 913.4 Valve Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention devices or assembly shall be supervised open by a central-station, proprietary, or remote-station signaling service.

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

Section 915 Carbon Monoxide (CO) Detection

Sec. 915 delete all and replace as follows:

915.1 General. New and existing building shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.

2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.

2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.

2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.

2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.

2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.

3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

Section 1004 Occupant Load

Sec. 1004.5 is amended by deletion of the exception:

Section 1006.2.1 exception 3 is amended to read as follows:

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

Table 1010.2.4; amend Table - Manual Bolts, Automatic Flush Bolts and Constant Latching Bolts on Inactive Leaf of A pair of Doors; to add Group M and A occupancies as follows:

Add Group M to Line item #1 in Table 1010.2.4: Group B, F, M or S occupancies with occupant load less than 50. (remainder unchanged)

Add Group A and M to line item #2 in Table 1010.2.4: Group A, B, F, M, or S occupancies where the building is equipped…(remainder unchanged)

Section 1020 Corridors

Section 1020.2 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.

Section 1030.1.1.1 Spaces under grandstands and bleachers; is amended by the deletion of this section.

Section 1103 Fire Safety Requirement for Existing Buildings

Sec. 1103; add new Sections 1103.5.6, 1103.5.7, and 1103.7.7 to read as follows:

Sec. 1103.5.6 Spray booths and rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

Sec. 1103.5.7 Existing R-1, 2, 3, and 4 Occupancies: In R-1, 2, 3, and 4 occupancies where a fire has occurred and displaces one or more occupants, the affected building shall be fire-sprinkled prior to re-occupancy of the unit/building**.**

Sec. 1103.7.7 Fire Alarm System Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

Sec. 1103.9 is amended to read as follows:

Sec. 1103.9 Carbon monoxide detection. Carbon monoxide detection shall be installed in existing building in accordance with Section 915.

Section 1201 General

Section 1201 is amended by the addition of new section 1201.4 to read as follows:

Section 1201.4 Electrical Shutdown. Energy Systems including solar photovoltaic power systems, stationary fuel cell power systems, Electrical energy storage systems, shall have a remote power shut down box. The location shall be at an approved exterior door entrance. The box shall only be accessible by the fire department and shall be keyed to the fire departments Key Box as outlined in section 506 on the International Fire Code.

Section 1207.2 is amended to read as follows:

Section 1207.2 Commissioning, decommissioning, operation and maintenance. Commissioning, decommissioning, operation and maintenance shall be conducted in accordance with this section. In addition to the ordinary inspection and test requirements that buildings, structures and parts thereof are required to undergo, Energy Storage Systems subject to the provisions of Section 1207 shall undergo special inspections and tests sufficient to verify the proper commissioning of the Energy Storage System in its final installed condition. The design submission accompanying the construction documents shall clearly detail procedures and methods to be used and the items subject to such inspections and tests. Such commissioning shall be in accordance with generally accepted engineering practice and, where possible, based on published standards for the particular testing involved. The special inspections and tests required by this section shall be conducted under the same terms as in Chapter 17 of the International Building Code.

Section 3307 Fire Department site Access and Water Supply

Sec. 3307.1; is amended to read as follows:

Sec. 3307.1 Required access. When fire apparatus access roads are required to be installed for any structure or development, they shall be approved and installed prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 4104 – Portable Fuel-Fired Cooking Appliances

Section 4104.2; Change to read as follows:

4104.2 Open-flame cooking devices. Charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings.

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

Section 5601 General

Sec. 5601.1.3; is amended 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 provided in Section 5604 and 5608.

2. The use of fireworks for approved display as permitted in Section 5608.

The presence or use of fireworks within the jurisdiction of the City of Plano in violation of this ordinance is hereby declared to be a common and public nuisance. The restrictions of this Section shall be applicable and in force throughout the territory of the City of Plano, Texas, and extending for a distance outside the City limits for a total of 5,000 feet; provided that this Section shall not be in effect within any portion of such 5,000 feet area which is contained within the territory of any other municipal corporation.

Sec. 5601.3 is amended to read as follows:

Sec. 5601.3 Prohibited explosives. Permits shall not be issued or renewed for possession, manufacture, storage, handling, sale or use of explosives within the city limits of Plano.

Section 5608 Fireworks Display

Sec. 5608; add new Section 5608.11 to read as follows:

Sec. 5608.11 Ignition. Aerial shells shall be ignited by lighting the tips of fuses by an electrical ignition source except when manual ignition is approved by the Fire Chief. Operators shall not place any part of their bodies over the throat of the mortar.

Section 5703 General Requirements

Sec. 5703.6 is amended to add the following sentence:

An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 5704 Storage

Sec. 5704.2.7; is amended by the addition of the following:

Secondary containment shall be provided for all Above and Underground Storage Tanks (UST) and product lines in the form of double wall tanks and piping. Alternate methods of secondary containment may be used if approved by the Chief.

Sec. 5704.2.9.6.1 is amended to read as follows:

Sec. 5704.2.9.6.1 Location Where Above-Ground Tanks are Prohibited. The storage of flammable or combustible liquids in outside above ground tanks is prohibited within each and every zoning district within the City of Plano with the exception of those districts which are zoned for light industrial zoning use. Installation of above ground tanks in other than light industrial zoning districts shall be permitted at the discretion of the Fire Chief following his review of the proposed installation location, and the fire protection for the storage area. Tanks shall not be located within one hundred feet (100') of the property line of any Group E, I or R occupancies.

Exception: Above-Ground UL 142 fuel tanks up to 3,000 gal. containing Class II combustible liquid suppling only generators. Above-ground UL 2085 fuel tanks from 3,001 to 12,000 gal. containing Class II combustible liquid suppling only generators.

5704.2.11.4; is amended to read as follows:

Sec 5704.2.11.4 Leak prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

Sec. 5704.2.11.4.2; is amended to read as follows:

Sec. 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.

Sec. 5704.2.11.4 is amended by the addition of the following:

Sec. 5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 6 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 sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers. A minimum of two are required.

Section 5804 Storage

Sec. 5804.2; is amended by the addition of the following:

Sec. 5804.2.1 Maximum capacity within established limits. Tanks shall not be located within one hundred feet (100') of the property line of any Group A, E, I, or R occupancies.

Appendix L Requirements for Fire Fighter Air Replenishment Systems

Sec. L101; add new Section L101.2 to read as follows:

Sec. L101.2 Required Location. In new buildings, fill stations shall be required when any of the following conditions occur:

1. Any new building 5 or more stories in height.
2. Any new building with 2 or more floors below grade.
3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill stations shall be located on odd numbered floors in the primary stairwell and on even numbered stairs in the secondary stairwells. The primary stairwell will be the stair located closest to the main entrance.

Sec. L104.5 is amended to read as follows:

Sec. L104.5 Breathing air supply. Where a fire department mobile air unit is available, the FARS shall be supplied by an external mobile air connection in accordance with Section L104.14. A stored pressure air supply shall be provided in accordance with Section L104.5.1. A stored pressure air supply shall be added to a system supplied by an external mobile air connection provided that a means to bypass the stored pressure air supply is located at the external mobile air connection.

Sec. L104; is amended by deleting Section L104.13.1 Location.

Sec. L104.13.2 (5) is amended to read as follows:

Sec. L104.13.2 (5) Fill stations providing for the direct refilling of the fire fighters' breathing air cylinders using Rapid Intervention Crew/Company Universal Air Connection (RIC/UAC) fittings shall be used in lieu of cylinder fill stations that utilize containment areas.

Sec. L104.14; add paragraph to read as follows:

Sec. L104.14 External mobile air connection. The external mobile air connection shall be located with approved separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders: shall be visible from and within 50ft. of a

fire apparatus access road along an unobstructed path: and shall be located in an approved signed and secured cabinet."

Section III. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provision of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncodified, not in conflict with this Ordinance shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. This Ordinance shall become effective on August 1, 2025.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

Plano City of Excellence | Memorandum

Date: May 6, 2025

To: Mark Israelson, City Manager
Sam Greif, Deputy City Manager

From: Chris Vike, Deputy Chief/Fire Marshal

Subject: 2024 International Fire Code – Adoption

Every three years, fire codes are promulgated by the International Code Council.

For the past year and a half, staff has been engaged in the code review process for the 2024 Codes through the North Texas Council of Governments. Upon completion of this process, the codes were further vetted though our Building Standards Commission. Our review is now complete. The following 2024 Fire Codes with amendments are recommended to the City Council for adoption.

2024 International Fire Code

With almost six hundred pages of material and associated building product improvement each year, some changes will occur. However, the community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All fire codes represent the approved minimum standards for building safety.

Please let me know if you need additional information.

CITY COUNCIL AGENDA MEMO

MEETING DATE:	6/9/2025
DEPARTMENT:	Prop Standards
DIRECTOR:	Curtis Howard, Director of Neighborhood Services
AGENDA ITEM:	Amendment of the weeds, refuse, unsanitary conditions, and stagnant water ordinance
RECOMMENDED ACTION:	Adoption of Ordinances

ITEM SUMMARY

To amend Section 14-3, Weeds, refuse, unsanitary conditions and stagnant water, of Article I, In General, of Chapter 14, Offenses – Miscellaneous, of the Code of Ordinances of the City of Plano, to comply with changes in state law associated with municipal regulations related to agricultural operations and to revise administrative fees assessed for abatement; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-3**

BACKGROUND

In June 2022, Article I, Chapter 14, Sec. 14-3 Weeds, Rubbish or Unsanitary Matter was amended to provide better clarity of terms and to reduce the required mowing buffer between agricultural crops and public right of ways and adjacent properties.

Since that time, the State of Texas has made modification to state law that will directly impact our current ordinance. To meet current state requirements, the proposed ordinance amendment modifies the mowing perimeter for properties used by an agricultural operation to ten (10) feet from the property line of an adjacent public right of way that contains a sidewalk, street, or highway or ten (10) feet of adjacent property owned by a person other than the owner of the agricultural operation and has a structure that is inhabited.

The City of Plano has not increased the current $200.00 administrative fee assessment since February 2010. To adequately recover incurred costs, an increase in the administrative fee is needed. A recent analysis of costs incurred by the City to recoup related expenditures shows an increase of $49.68. Based on a survey of cities within the metropolitan area, increasing the administrative fee to $250.00 would place the fee comparable to administrative fees charged by other nearby municipalities.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this item will amend Code of Ordinance 14-3 weeds, refuse, unsanitary conditions and stagnant water. The revisions will generate a base revenue increase of approximately $110,000.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	6/3/2025	Ordinance
Agriculture Code - Chapter 251	5/28/2025	Attachment

An Ordinance of the City of Plano, Texas, amending Section 14-3, Weeds, refuse, unsanitary conditions and stagnant water, of Article I, In General, of Chapter 14, Offenses – Miscellaneous, of the Code of Ordinances of the City of Plano, to comply with changes in state law associated with municipal regulations related to agricultural operations and to revise administrative fees assessed for abatement; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

WHEREAS, the City Council adopted Ordinance No. 65-9-1 on September 13, 1965, Ordinance No. 71-3-9 on March 22, 1971, Ordinance No. 74-4-5 on April 8, 1974, Ordinance No. 87-2-6 on February 9, 1987, Ordinance No. 92-9-34 on September 28, 1992, Ordinance No. 99-11-11 on November 8, 1999, Ordinance No. 2010-2-16 on February 22, 2010, Ordinance No. 2016-6-10 on June 13, 2016, Ordinance 2018-8-15 on August 27, 2018, and Ordinance 2022-7-6 on July 25, 2022 to implement regulations regarding weeds, refuse, unsanitary conditions and stagnant water; and

WHEREAS, overgrown weeds, refuse, unsanitary conditions, and stagnant water can create public health and safety hazards; and

WHEREAS, state law in the Texas Health and Safety Code identifies unsanitary conditions, sewage, human excreta, wastewater, garbage, spoiled or diseased meats, harborage of rodents and collections of water in which mosquitoes are breeding as public health nuisance; and

WHEREAS, overgrown weeds, accumulations of refuse and unsanitary conditions can create harborage for rodents and other pests such as snakes, mosquitoes and other harmful insects; and

WHEREAS, overgrown weeds can create pedestrian obstructions and motorist visibility obstructions that create a risk to public safety; and

WHEREAS, state law in the Texas Agriculture Code limits governmental requirements that apply to agricultural operations located in the corporate boundaries of the city; and

WHEREAS, the City Council recognizes that certain adjustments to fees are necessary to cover increased administrative costs for providing specific services; and

WHEREAS, the last fee adjustment was implemented in February, 2010; and

WHEREAS, staff recommends amending Section 14-3 Weeds, refuse, unsanitary conditions and stagnant water, of Article I, In General, of Chapter 14, Offenses – Miscellaneous, of the Code of Ordinances of the City of Plano; and

WHEREAS, the City Council finds that the regulations related to weeds, refuse, unsanitary conditions and stagnant water should be updated; and

WHEREAS, the City Council further finds that the updating of the City's Code of Ordinances related to weeds, refuse, unsanitary conditions and stagnant water is in the best interest of the City and its citizens.

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

Section I. Section 14-3 Weeds, refuse, unsanitary conditions and stagnant water, of Article I, Chapter 14 of the City of Plano Code of Ordinances is hereby amended in its entirety to read as follows:

"ARTICLE I. - IN GENERAL

Sec. 14-3. – Weeds, refuse, unsanitary conditions and stagnant water

(a) *Definitions.* For purposes of section 14-3, any word not defined herein shall be construed in the context used, by ordinary interpretation and not as a term of art. The terms used in section 14-3 shall have the following meanings:

Carrion shall mean the dead flesh of an animal, fowl or fish.

Crop shall mean a plant capable of producing food, fiber, medicine, nursery stock, floral products, or aesthetic beauty, including but not limited to a shrub, vine, tree, seedling, shoot, or slip.

Cultivated land shall mean land that has been cleared of its natural vegetation and is presently planted with a crop.

Owner shall mean a person having ownership in or care, custody or control over real property.

Person shall mean an individual, firm, partnership, association, business, corporation or other entity.

Premises shall mean real property, easement areas on real property, areas between the property line of real property and the beginning of the paved surface of a street or highway, and areas between the property line of real property and a stream, creek, river, open channel, drainage course, or drainage of a floodway easement protecting a drainage course. The terms include, but is not limited to: the area between a sidewalk adjacent to real property and a curb adjacent to a street or highway; the area between a fence, wall or barrier on real property and a curb, street or highway; and the area between a fence, wall or barrier on real property and a stream, creek, river, open channel, drainage course or drainage of a floodway easement.

Refuse shall mean an object, matter or material that is worn out, used up, broken, discarded, decaying, rotting or of little value or use, including, but not limited to, clothing, plastic, rubber, paper, wood, cardboard, iron, metal, glass, stone, cord, rope, fragments of building materials, furniture, food, vegetation and other waste.

Stagnant water shall mean water that is not moving or flowing, contains mosquito larva or is reasonably likely to become a breeding place for mosquitoes.

Unsanitary condition shall mean a condition that results in or is reasonably likely to result in injury, death, illness or disease to human beings.

Water buffer shall mean a vegetated area next to a water resource that protects the water resource from nonpoint source pollution or provides bank stabilization or wildlife habitat.

Weeds shall mean vegetation, including but not limited to grass, but excluding:

(1) Shrubs, bushes and trees;

(2) Cultivated flowers;

(3) Crops on cultivated land;

(4) Linear parks, as defined in chapter 16 of the City of Plano Code of Ordinances;

(5) Unimproved land owned by the City of Plano for future use as a park;

(6) Water buffers;

(7) Re-forestation grow zones and conservation buffer zones in parkland as designated by City of Plano signage;

(8) Pollinator areas designated by City of Plano signage;

(9) Wildflower areas designated by City of Plano signage;

(10) Oak Point Park and Nature Preserve;

(11) Arbor Hills Nature Preserve; and

(12) Pecan Hollow Golf Course.

(b) *Offenses.* It shall be an offense for an owner of premises to do any of the following:

(1) Cause or allow carrion, refuse or an unsanitary condition to accumulate or remain on premises;

(2) Allow weeds to grow to a height greater than twelve (12) inches:

(i) On premises; or

(ii) On premises used by an agricultural operation as defined by Texas Agriculture Code, Section 251.002, as amended:

a. Within ten (10) feet from property line of adjacent property owned by a person other than the owner of the agricultural operation and has a structure that is inhabited; or

b. Within ten (10) feet from the property line of adjacent public right of way that contains a sidewalk, street, or highway.

(3) Allow stagnant water that has not been effectively treated to prevent the breeding of mosquitoes to accumulate or remain on premises.

(c) *Criminal penalty.*

(1) It shall be an offense to intentionally or knowingly fail to comply with any provision of this section. Any person intentionally or knowingly violating a provision of section 14-3 of this chapter shall be punished by a fine not to exceed

two thousand dollars ($2,000.00). Each day a violation occurs shall constitute a separate offense.

(2) Repeat and habitual offenders.

(i) If it is shown on the trial of an offense under section 14-3 that the defendant has previously been finally convicted of an offense under section 14-3, on conviction the person shall be punished by a fine of not less than five hundred dollars ($500.00) and not to exceed two thousand dollars ($2,000.00).

(ii) If it is shown on the trial of an offense under section 14-3 that the defendant has previously been finally convicted of two or more offenses under section 14-3, on conviction the person shall be punished by a fine of not less than one thousand dollars ($1,000.00) and not to exceed two thousand dollars ($2,000.00).

(iii) This subsection for repeat and habitual offenders applies only to a person finally convicted of a second or subsequent offense within four years of the date on which the most recent preceding offense was committed.

(d) *Public nuisance.*

(1) Conditions and places described in section 14-3(b) of this Code of Ordinances constitute public health nuisances.

(2) Conditions and places described in Texas Health and Safety Code, § 341.011, as amended, constitute public health nuisances.

(3) *Abatement of public nuisance with notice.*

(i) The city may abate a public nuisance under section 14-3 of this Code of Ordinances or the Texas Health and Safety Code, as amended, with notice to the owner of the property, in accordance with Texas Health and Safety Code, § 342.006, as amended.

(ii) The city may assess expenses incurred in abatement under Texas Health and Safety Code, § 342.006, as amended, and obtain a lien against the real estate on which the work is done or improvement is made, in accordance with Texas Health and Safety Code, § 342.007, as amended.

(iii) The expenses to be collected by the city under this section shall include, in addition to the costs and expenses of mowing or correcting a condition upon a tract of land, the sum of two hundred fifty dollars ($250.00) per lot or tract of land, which sum is hereby found to be the cost to the city of administering the terms of this section.

(4) *Abatement of public nuisance without notice.*

(i) *Abatement of dangerous weeds.* Notwithstanding section 14-3(d)(3), the city may abate without notice, weeds, in accordance with Texas Health and Safety Code, Section 342.008, as amended.

(ii) *Mosquito control on uninhabited residential property.* Notwithstanding section 14-3(d)(3) and any other law, the city may abate, without notice, a public health nuisance under Texas Health and Safety Code, § 341.011(7), as amended, in accordance with Texas Health and Safety Code, § 341.019, as amended.

(iii) The expenses to be collected by the city under this section shall include, in addition to the costs and expenses of mowing or correcting a condition upon a tract of land, the sum of two hundred fifty dollars ($250.00) per lot or tract of land, which sum is hereby found to be the cost to the city of administering the terms of this section

(5) All expenses assessed under section 14-3(d)(3) or 14-3(d)(4) shall bear interest at the rate of ten (10) percent per annum from the date the city incurs the expense. The city may bring suit to collect the charges, institute foreclosure proceedings, or both. The statement, as provided herein, or certified copy thereof, shall be prima facie evidence of the city's claim for charges or right to foreclose the lien. The owner or any other person responsible as provided herein, shall be jointly and severally liable for the charges.

(e) In addition to the criminal offenses and penalties prescribed in section 14-3(b) and (c), the city may pursue other remedies such as abatement of nuisances, injunctive relief, administrative adjudication and revocation of licenses or permits.

(f) *Authority for criminal enforcement and abatement.* The city manager or his designee shall have authority for enforcement of criminal offenses and for abatement, assessment of expenses, and obtaining liens pursuant to section 14-3."

Section II. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section III. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section IV. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

Section V. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in

accordance with Section 1-4(a) and 14-3(c) of the City of Plano Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VI. This ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

AGRICULTURE CODE

TITLE 8. PROTECTION AND PRESERVATION OF AGRICULTURAL OPERATIONS

CHAPTER 251. EFFECT OF NUISANCE ACTIONS AND GOVERNMENTAL REQUIREMENTS ON CERTAIN AGRICULTURAL OPERATIONS

Sec. 251.001. POLICY. Food security being essential, it is the policy of this state to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. It is the purpose of this chapter to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be legally threatened, subject to suit, regulated, or otherwise declared to be a nuisance.

Added by Acts 1981, 67th Leg., p. 2595, ch. 693, Sec. 21, eff. Aug. 31, 1981.
Amended by:
Acts 2023, 88th Leg., R.S., Ch. 135 (H.B. 2308), Sec. 1, eff. September 1, 2023.

Sec. 251.002. DEFINITIONS. In this chapter:

(1) "Agricultural operation" includes the following activities:

(A) cultivating the soil;

(B) producing crops or growing vegetation for human food, animal feed, livestock forage, forage for wildlife management, planting seed, or fiber;

(C) floriculture;

(D) viticulture;

(E) horticulture;

(F) silviculture;

(G) wildlife management;

(H) raising or keeping livestock or poultry, including veterinary services;

(I) planting cover crops or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure; and

Text of paragraph as added by Acts 2023, 88th Leg., R.S., Ch. 586 (H.B. 2947), Sec. 1

(J) the commercial sale of animals, as defined by Section 252.001 of this code

Text of paragraph as added by Acts 2023, 88th Leg., R.S., Ch. 711 (H.B. 2271), Sec. 3

(J) aquaculture.

(2) "Governmental requirement" includes any rule, regulation, ordinance, zoning, license or permit requirement, or other requirement or restriction enacted or promulgated by a county, city, or other municipal corporation that has the power to enact or promulgate the requirement or restriction.

Added by Acts 1981, 67th Leg., p. 2595, ch. 693, Sec. 21, eff. Aug. 31, 1981.
Amended by:
Acts 2005, 79th Leg., Ch. 18 (S.B. 734), Sec. 1, eff. May 3, 2005.
Acts 2023, 88th Leg., R.S., Ch. 135 (H.B. 2308), Sec. 2, eff. September 1, 2023.
Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 2, eff. September 1, 2023.
Acts 2023, 88th Leg., R.S., Ch. 586 (H.B. 2947), Sec. 1, eff. June 11, 2023.
Acts 2023, 88th Leg., R.S., Ch. 711 (H.B. 2271), Sec. 3, eff. June 12, 2023.

Sec. 251.003. ESTABLISHED DATE OF OPERATION. For purposes of this chapter, the established date of operation is the date on which an agricultural operation commenced agricultural operations.

Added by Acts 1981, 67th Leg., p. 2595, ch. 693, Sec. 21, eff. Aug. 31, 1981.
Amended by:
Acts 2023, 88th Leg., R.S., Ch. 135 (H.B. 2308), Sec. 3, eff. September 1, 2023.

Sec. 251.004. NUISANCE OR OTHER ACTIONS. (a) No nuisance action or other action to restrain an agricultural operation may be brought against an agricultural operation that has lawfully been in operation and substantially unchanged for one year or more prior to the date on which the action is brought. A person who brings a nuisance action or other action to restrain an agricultural operation that is not prohibited by this section must establish each element of the action by clear and convincing evidence. This subsection does not restrict or impede the authority of this state or a political subdivision to enforce state law, including an enforcement action by the Texas Commission on Environmental Quality. For the purposes of this subsection, a substantial change to an agricultural operation means a material alteration to the operation of or type of production at an agricultural operation that is substantially inconsistent with the operational practices since the established date of operation.

(b) A person who brings a nuisance action or other action to restrain an agricultural operation and seeks damages or injunctive relief against an agricultural operation that has existed for one year or more prior to the date that the action is instituted or who violates the provisions of Subsection (a) is liable to the agricultural operator for:

(1) all costs and expenses incurred in defense of the action, including attorney's fees, court costs, travel, and other related incidental expenses incurred in the defense; and

(2) any other damages found by the trier of fact.

(c) This section does not affect or defeat the right of any person to recover for injuries or damages sustained because of an agricultural operation or portion of an agricultural operation that is conducted in violation of a federal, state, or local statute or governmental requirement that applies to the agricultural operation or portion of an agricultural operation.

Added by Acts 1981, 67th Leg., p. 2595, ch. 693, Sec. 21, eff. Aug. 31, 1981.
Amended by:

Acts 2023, 88th Leg., R.S., Ch. 135 (H.B. 2308), Sec. 3, eff. September 1, 2023.

Sec. 251.005. EFFECT OF GOVERNMENTAL REQUIREMENTS. (a) For purposes of this section, the effective date of a governmental requirement is the date on which the requirement requires or

attempts to require compliance as to the geographic area encompassed by the agricultural operation. The recodification of a municipal ordinance does not change the original effective date to the extent of the original requirements.

(b) A governmental requirement of a political subdivision of the state other than a city:

(1) applies to an agricultural operation with an established date of operation subsequent to the effective date of the requirement;

(2) does not apply to an agricultural operation with an established date of operation prior to the effective date of the requirement; and

(3) applies to an agricultural operation if the governmental requirement was in effect and was applicable to the operation prior to the effective date of this chapter.

(c) A governmental requirement of a city:

(1) does not apply to any agricultural operation located outside the corporate boundaries of the city; and

(2) applies to an agricultural operation located in the corporate boundaries of the city only if the governmental requirement complies with Section 251.0055.

(c-1) Repealed by Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 6, eff. September 1, 2023.

(c-2) Repealed by Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 6, eff. September 1, 2023.

(d) This section shall be construed to maintain, to the limited degree set forth in this section, the authority of a political subdivision under prior law over nonconforming uses but may not be construed to expand that authority.

(e) A governmental requirement of a political subdivision of the state does not apply to conduct described by Section 42.09(f), Penal Code, on an agricultural operation.

Added by Acts 1981, 67th Leg., p. 2595, ch. 693, Sec. 21, eff. Aug. 31, 1981. Amended by Acts 1995, 74th Leg., ch. 450, Sec. 1, eff. Aug. 28, 1995.

Amended by:

Acts 2005, 79th Leg., Ch. 18 (S.B. 734), Sec. 2, eff. May 3, 2005.

Acts 2009, 81st Leg., R.S., Ch. 88 (H.B. 205), Sec. 1, eff. May 23, 2009.

Acts 2009, 81st Leg., R.S., Ch. 506 (S.B. 1016), Sec. 9.22, eff. September 1, 2009.

Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 3, eff. September 1, 2023.

Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 6, eff. September 1, 2023.

Sec. 251.0055. LIMITATIONS ON CITY GOVERNMENTAL REQUIREMENTS APPLICABLE WITHIN CORPORATE BOUNDARIES. (a) A city may not impose a governmental requirement that applies to agricultural operations located in the corporate boundaries of the city unless:

(1) there is clear and convincing evidence that the purposes of the requirement cannot be addressed through less restrictive means and that the requirement is necessary to protect persons who reside in the immediate vicinity or persons on public property in the immediate vicinity of the agricultural operation from the imminent danger of:

(A) explosion;

(B) flooding;

(C) an infestation of vermin or insects;

(D) physical injury;

(E) the spread of an identified contagious disease that is directly attributable to the agricultural operation;

(F) the removal of lateral or subjacent support;

(G) an identified source of contamination of water supplies;

(H) radiation;

(I) improper storage of toxic materials;

(J) crops planted or vegetation grown in a manner that will cause traffic hazards; or

(K) discharge of firearms or other weapons, subject to the restrictions in Section 229.002, Local Government Code;

(2) the governing body of the city makes a finding by resolution, based on a report described by Subsection (b), that the requirement is necessary to protect public health; and

(3) the requirement is not otherwise prohibited by this section.

(b) Before making a finding described by Subsection (a)(2), the governing body of the city must obtain and review a report prepared by the city health officer or a consultant that:

(1) identifies evidence of the health hazards related to agricultural operations;

(2) determines the necessity of regulation and the manner in which agricultural operation should be regulated;

(3) states whether each manner of regulation under Subdivision (2) will restrict or prohibit a generally accepted agricultural practice listed in the manual prepared under Section 251.007; and

(4) if applicable, includes an explanation why the report recommends a manner of regulation that will restrict the use of a generally accepted agricultural practice that the manual indicates does not pose a threat to public health.

(c) A city may not impose a governmental requirement that directly or indirectly:

(1) prohibits the use of a generally accepted agricultural practice listed in the manual prepared under Section 251.007, except as provided by Subsections (a) and (b);

(2) prohibits or restricts the growing or harvesting of vegetation for animal feed, livestock forage, or forage for wildlife management, except as provided by Subsection (d);

(3) prohibits the use of pesticides or other measures to control vermin or disease-bearing insects to the extent necessary to prevent an infestation; or

(4) requires an agricultural operation be designated for:

(A) agricultural use under Section 1-d, Article VIII, Texas Constitution; or

(B) farm, ranch, wildlife management, or timber production use under Section 1-d-1, Article VIII, Texas Constitution.

(d) A city may impose a maximum height for vegetation that applies to agricultural operations only if:

(1) the maximum vegetation height is at least 12 inches; and

(2) the requirement applies only to portions of an agricultural operation located no more than 10 feet from a property boundary that is adjacent to:

(A) a public sidewalk, street, or highway; or

(B) a property that:

(i) is owned by a person other than the owner of the agricultural operation; and

(ii) has a structure that is inhabited.

(e) A governmental requirement of a city relating to the restraint of a dog that would apply to an agricultural operation does not apply to a dog used to protect livestock on property

controlled by the property owner while the dog is being used on such property for that purpose.

(f) A city may require a person to provide a written management plan that meets the specifications described by Section 23.521(c), Tax Code, to establish that activities constitute an agricultural operation on the basis of being wildlife management activities.

Added by Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 4, eff. September 1, 2023.

Sec. 251.006. AGRICULTURAL IMPROVEMENTS. (a) An owner, lessee, or occupant of agricultural land is not liable to the state, a governmental unit, or the owner, lessee, or occupant of other agricultural land for the construction or maintenance on the land of an agricultural improvement if the construction is not expressly prohibited by statute or a governmental requirement adopted in accordance with Section 251.005 in effect at the time the improvement is constructed. Such an improvement does not constitute a nuisance and is not otherwise subject to suit or injunction.

(b) This section does not prevent the enforcement of a state or federal statute.

(c) In this section:

(1) "Agricultural land" includes:

(A) any land the use of which qualifies the land for appraisal based on agricultural use as defined under Subchapter D, Chapter 23, Tax Code; and

(B) any other land on which agricultural operations exist or may take place.

(2) "Agricultural improvement" includes pens, barns, fences, arenas, and other improvements designed for:

(A) the sheltering, restriction, or feeding of animal or aquatic life;

(B) storage of produce or feed; or

(C) storage or maintenance of:

(i) implements used for management functions; or

(ii) equipment necessary to carry out agricultural operations.

Added by Acts 1997, 75th Leg., ch. 332, Sec. 1, eff. Sept. 1, 1997.
Amended by:
Acts 2023, 88th Leg., R.S., Ch. 135 (H.B. 2308), Sec. 3, eff. September 1, 2023.

Sec. 251.007. GENERALLY ACCEPTED AGRICULTURAL PRACTICES. The Texas A&M AgriLife Extension Service shall develop a manual that identifies generally accepted agricultural practices and indicates which of those practices do not pose a threat to public health, including a threat to public health posed by a danger listed in Section 251.0055(a)(1).

Added by Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 5, eff. September 1, 2023.

Sec. 251.008. CONFLICT WITH OTHER LAW. If there is a conflict between this chapter and other law, this chapter prevails.

Added by Acts 2023, 88th Leg., R.S., Ch. 135 (H.B. 2308), Sec. 4, eff. September 1, 2023.
Added by Acts 2023, 88th Leg., R.S., Ch. 319 (H.B. 1750), Sec. 5, eff. September 1, 2023.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Prop Standards
DIRECTOR: Curtis Howard, Director of Neighborhood Services
AGENDA ITEM: Adoption of the 2024 International Property Maintenance Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal Ordinance No. 2022-1-11, codified as Divisions 1, Generally, and 2, Amendments, of Article III, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano; adopting the 2024 edition of the International Property Maintenance Code, including Appendix A, with certain additions, deletions, and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-4**

BACKGROUND

The International Code Council (ICC) is a member-focused association dedicated to developing model codes and standards used in the design, build, and compliance process to construct and maintain safe, sustainable, affordable, and resilient structures. Most U.S. communities and many global markets utilize these model codes as the basis for their codes and ordinances. Every three (3) years, the ICC revises and updates their model codes to ensure they remain up to date and relevant with current building techniques, available materials, and/or legal statutes. For these same reasons, the City of Plano routinely reviews, amends and adopts the most recent version of these model codes when they are published by the ICC. This amendment will ensure the Property Maintenance Code remains consistent with the other adopted model codes and reflects current construction and legal requirements.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this item will amend the 2024 International Property Maintenance Code. The revisions will generate a base revenue increase of approximately $20,000.
Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	6/3/2025	Ordinance
BSC Letter	5/28/2025	Attachment
DBA Letter Plano 2024 Code Review	5/28/2025	Attachment
NCTCOG Letter	5/28/2025	Attachment

An Ordinance of the City of Plano, Texas, repealing Ordinance No. 2022-1-11, codified as Divisions 1, Generally, and 2, Amendments, of Article III, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano; adopting the 2024 edition of the International Property Maintenance Code, including Appendix A, with certain additions, deletions, and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, the City Council enacted Ordinance No. 2022-1-11 adopting the 2021 edition of the International Property Maintenance Code with certain additions, deletions, and amendments as the Property Maintenance Code of the City of Plano; and

WHEREAS, the City of Plano Building Standards Commission held a public hearing to discuss the adoption of the 2024 edition of the International Property Maintenance Code, including Appendix A, a publication of the International Code Council, along with certain additions, deletions, amendments thereto, and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the City of Plano Building Standards Commission and upon full review and consideration of all matters related and attendant thereto, the City Council is of the opinion that Ordinance No. 2022-1-11 should be repealed and the 2024 edition of the International Property Maintenance Code, including Appendix A, along with the revised local additions, deletions and amendments thereto, should be adopted as the Property Maintenance Code for the City of Plano and that regulations and fees should be established thereunder.

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

Section I. Ordinance No. 2022-1-11 duly passed and approved by the City Council of the City of Plano on January 24, 2022, and codified as Divisions 1, and 2, of Article III, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the City of Plano Code of Ordinances, is hereby repealed in its entirety.

Section II. The 2024 edition of the International Property Maintenance Code, including Appendix A, with certain revised additions, deletions, and amendments is hereby adopted as the Property Maintenance Code of the City of Plano; and new Divisions 1, Generally, and Division 2, Amendments, of Article III, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the City of Plano Code of Ordinances shall read in its entirety as follows:

"ARTICLE III. - PROPERTY MAINTENANCE CODE

DIVISION 1. - GENERALLY

Sec. 6-45. – Offense and Penalty.

Any person, firm, or corporation, having care custody and control of a property, who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation remains shall be deemed a separate offense.

Any violation of the provisions or terms of this article by any person, firm or corporation having care, custody and control of a property shall be a misdemeanor offense and shall be subject to a fine in accordance with subsection 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-46. - Adopted.

The 2024 edition of the International Property Maintenance Code, including Appendix A, a publication of the International Code Council, is hereby adopted and designated as the property maintenance code of the City of Plano to the same extent as if such code were copied verbatim in this article, subject to the deletions, additions, and amendments prescribed in this article. A copy of the 2024 edition of the International Property Maintenance Code, including Appendix A, is on file in the office of the city secretary.

Sec. 6-47. - Affirmative defenses.

An "Exception:" in the property maintenance code is not an exception as provided by Texas Penal Code Section 2.02, as amended, but may be asserted as an affirmative defense to prosecution. In such an instance, the following shall apply:

1. The prosecuting attorney is not required to negate the existence of the defense in the accusation or complaint charging commission of the offense;
2. The prosecuting attorney is not required to prove beyond a reasonable doubt that the defendant or defendant's conduct does not fall within the defense;
3. The issue of the existence of an affirmative defense is not submitted to the jury unless evidence is admitted supporting the defense; and
4. The burden of proof is on the defendant to prove such an affirmative defense by a preponderance of the evidence.

Secs. 6-48, 6-49. - Reserved.

DIVISION 2. – AMENDMENTS

Sec. 6-50. - Deletions, additions and amendments to Chapter 1 of the 2024 International Property Maintenance Code.

The City of Plano hereby amends Chapter 1, *Scope and Administration,* of the 2024 International Property Maintenance Code as follows:

***Subsection 101.1, Title,* is changed to read as follows:**

These regulations shall be known as the Property Maintenance Code of the City of Plano, TX, hereinafter referred to as "this code."

***Subsection 102.3, Application of Other Codes,* is changed to read as follows:**

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Building Codes as adopted by the City of Plano. Nothing in the Code shall be construed to cancel, modify or set aside any provision of the City of Plano Zoning Ordinance.

***Section 103, Code Compliance Agency,* is deleted in its entirety.**

***Subsection 105.1, General,* is changed to read as follows:**

The code official or the City Manager's designee(s) is hereby authorized and directed to enforce the provisions of this code.

***Subsection 106.1, General,* is changed to read as follows:**

In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Building Standards Commission, provided that a written application for appeal is filed within twenty (20) days after the day the decision, notice or order was issued. All decisions and findings shall be provided in writing to the appellant with a duplicate copy to the code official.

***Subsection 106.2, Limitations of authority,* is changed to read as follows:**

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code. A person's exercise of an appeal does not preclude or abate criminal enforcement for a violation of this code.

***Subsection 106.3, Qualifications,* is deleted in its entirety.**

***Subsection 107.2, Notice of violation,* is deleted in its entirety.**

***Subsection 107.3, Prosecution of violation,* is deleted in its entirety.**

***Subsection 107.4, Violation penalties,* is deleted in its entirety.**

***Subsection 107.5, Abatement of violation,* is deleted in its entirety.**

***Section 108, Stop Work Order,* is deleted in its entirety.**

***Subsection 109.1, Unsafe conditions,* is changed to read as follows:**

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Notwithstanding anything in this Section to the contrary, the City expressly retains all statutory powers and rights to address unsafe structures.

***Subsection 109.3, Record,* is changed to read as follows:**

The code official shall cause a report to be made on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

***Subsection 109.4, Notice,* is deleted in its entirety.**

***Subsection 109.4.1, Form,* is deleted in its entirety.**

***Subsection 109.4.2, Method of service,* is deleted in its entirety.**

***Subsection 111.1, General,* is changed to read as follows:**

The code official, building official or Building Standards Commission may order the owner or owner's authorized agent of any structure, which in his, her, or its judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's or owner's authorized agent's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official, building official or Building Standards Commission may order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official, code official or Building Standards Commission.

Notwithstanding anything in this Section to the contrary, the City and its Building Standards Commission expressly retain all statutory powers and rights to pursue demolition.

***Subsection 111.2, Notices and orders,* is deleted in its entirety.**

Sec. 6-51. - Deletions, additions and amendments to Chapter 2 of the 2024 International Property Maintenance Code.

The City of Plano hereby amends Chapter 2, *Definitions,* of the 2024 International Property Maintenance Code as follows:

***Subsection 201.3, Terms defined in other codes,* is changed to read as follows:**

Where terms are not defined in this code, they shall have the meanings ascribed to them as stated in the building codes as adopted by the City of Plano.

Exception: When used within this code, the terms unsafe and dangerous shall have only the meaning ascribed to them in this code and shall not have the meanings ascribed to them by any other adopted codes.

***Subsection 202, General Definitions,* the following definitions are changed or added as follows:**

BEDROOM. Any room or space intended to be used for sleeping purposes in either a dwelling or sleeping unit.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The cost shall include the actual cost of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to the demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by the code official, building official or Building Standards Commission.

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

NOXIOUS WEED. Shall include poison ivy, poison oak, poison sumac, any plant designated by the Texas Department of Agriculture as a plant that can harm crops, livestock, the environment, or human health or any noxious plant identified in chapter 19 of the Texas Administrative Code.

OPEN STORAGE. The outside storage of goods, materials, merchandise, or equipment on a lot or tract including the placement of storage containers such as vaults, shipping containers or other vehicles for storage. Open storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if stored in a manner which does not create a risk to the health or safety of the public or constitute a public nuisance.

PARKWAY. The area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley.

SHRUB. A woody plant smaller than a tree, usually having multiple permanent stems branching from or near the ground. Including, but not limited to, bushes and hedges.

Sec. 6-52. - Deletions, additions and amendments to Chapter 3 of the 2024 International Property Maintenance Code.

The City of Plano hereby amends Chapter 3, *General Requirements,* of the 2024 International Property Maintenance Code as follows:

***Subsection 301.3, Vacant structures and land,* is changed to read as follows:**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health, safety or welfare.

***Subsection 301.4, Unlawful Structures,* is added to read as follows:**

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to erect, alter or maintain an unlawful structure, as described in subsection 109.1.4 of this ordinance, upon said property.

***Subsection 301.5, Workmanship,* is added to read as follows:**

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to make repairs, maintenance work, alterations or installations that are not performed in a workmanlike manner and installed in accordance with the manufacturer's instructions and intended uses.

***Subsection 302.1, Sanitation,* is changed to read as follows:**

All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

***Subsection 302.2, Grading and drainage,* is changed to read as follows:**

Premises shall be graded and maintained as follows:

1. To prevent the erosion of soil onto public right of ways.
2. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

***Subsection 302.4, Weeds,* is changed to Exterior Property Maintenance and is changed to read as follows:**

All exterior property areas shall be maintained in a safe and healthy manner.

1. It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to fail to maintain the exterior property as follows:
    a. All noxious weeds shall be prohibited.
    b. Dead or dying trees that adversely affect public health and safety shall be removed.
    c. Damaged trees that adversely affect public health and safety shall be trimmed to eliminate public health or safety concerns.
    d. Diseased or insect-infested trees, shrubs or other vegetation that adversely affect public health and safety shall be removed.
    e. Exterior property areas and landscaping shall be maintained to minimize property damage and eliminate public safety hazards.
    f. Trees, shrubs and all other vegetation shall be maintained to allow a vertical clearance of at least seven (7) feet above sidewalk pavement and fourteen (14) feet above street pavement.

g. Trees, shrubs, boulders or other objects located along paved alleys shall be maintained one (1) foot back from the paved alley edge and so as to allow a vertical clearance of at least fourteen (14) feet.

h. Turf grasses and groundcover that are located adjacent to alleys shall be maintained even with the paved edge.

i. Gravel, pavers, bricks, concrete or asphalt that are located adjacent to the alley shall be maintained level with the paved alley surface, unless otherwise prohibited.

2. Conditions described in subsection 302.4(1) of this section constitute public health and safety hazards.

3. Abatement of public health and safety hazards

a. 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 or trim trees, shrubs, ground cover and all other vegetation thereon, and the costs incurred for such work shall be paid by the owner or agent responsible for the property. The charges to be collected by the city under this section shall include, in addition to the costs and expenses of cutting, trimming or correcting a condition upon a tract of land, the sum of two hundred fifty dollars ($250.00) per lot or tract of land, which sum is hereby found to be the cost to the City of administering the terms of this section.

b. All expenses assessed shall bear interest at the rate of ten (10) percent per annum from the date the City incurs the expense. The city may bring suit to collect the charges, institute foreclosure proceedings, or both. The statement, as provided herein, or certified copy thereof, shall be prima facie evidence of the City's claim for charges or right to foreclose the lien. The owner or any other person responsible as provided herein, shall be jointly and severally liable for the charges.

***Subsection 302.8, Motor vehicles,* is changed to read as follows:**

Except as provided for in other regulations, inoperable or unlicensed motor vehicle shall not be parked, kept or stored in public view, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. 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.

***Subsection 302.9, Defacement of property,* is deleted in its entirety.**

***Subsection 302.10, Open storage prohibited,* is added to read as follows:**

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to allow open storage, as defined in subsection 202 of this ordinance, in a residential district.

***Subsection 304.1.1, Potentially unsafe conditions,* is changed to read as follows:**

The following conditions are deemed potentially unsafe and shall be repaired or replaced to comply with the International Building Code or the International Residential Code, as adopted.

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity.
2. The anchorage of the floor or roof to walls or columns, and of wall and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity.
3. Structures or components thereof have deterioration or distress that appears to reduce its load-carrying capacity.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
6. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

11. Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
12. Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

***Subsection 304.2, Protective treatment,* is changed to read as follows:**

It is an offense for an owner, owner's representative, occupant or person with care, custody, or control of property to fail to maintain the protective treatment on any exterior surface in good condition, weather resistant or watertight, including but not limited to:

1. Exterior wood surfaces, other than decay-resistant woods, shall have an appropriate protective treatment;
2. Paint shall not be peeling, flaking or chipped;
3. Siding and masonry joints and joints between the building envelope and the perimeter of windows, doors, and skylights shall be sound;
4. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion;
5. Metal surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion; and
6. Oxidation stains shall be removed from exterior surfaces unless the surface is designed for stabilization by oxidation.

***Subsection 304.3, Premises identification,* is changed to read as follows:**

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property and rear alleyway where such alleyway exists in accordance with the International Fire Code as adopted. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.

***Subsection 304.7, Roofs and drainage,* is changed to read as follows:**

It is an offense for an owner, owner's representative, occupant or person with care, custody, or control of property to fail to maintain a roof and roof drainage in good

repair, free from defects, or in a manner that creates a nuisance, including but not limited to:

1. The roof and flashing shall be sound, tight and not have defects;
2. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure;
3. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions; and
4. Water runoff shall not be discharged in a manner that creates a public nuisance.

***Subsection 304.9, Overhang extensions,* is changed to read as follows:**

It is an offense for an owner, owner's representative, occupant or person with care, custody, or control of property to fail to maintain overhang extensions in good repair and sound condition. Overhang extensions shall include but is not limited to eaves, fascia, soffits, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts.

Subsection 304.14, Insect screens, is changed to read as follows:

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

***Subsection 305.1.1, Potentially Unsafe conditions,* is changed to read as follows:**

The following conditions are deemed potentially unsafe and shall be repaired or replaced to comply with the International Building Code or the International Residential Code, as adopted:

1. The structural members have deterioration or distress that appears to reduce the load-carrying capacity;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce its load-carrying capacity;
3. Structures or components thereof have deterioration or distress that appears to reduce its load-carrying capacity;
4. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are

anchored with connections not capable of supporting all nominal loads and resisting all load effects;

5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

***Subsection 308.1, Accumulation of rubbish or garbage,* is changed to read as follows:**

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Disposal of rubbish and garbage shall be in accordance with City of Plano Code of Ordinances, Chapter 18.

***Subsection 308.1.1, Refrigerators,* is added to read as follows:**

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first securing or removing the doors.

***Subsection 308.2 Disposal of rubbish,* is deleted in its entirety.**

***Subsection 308.2.1, Rubbish storage facilities,* is deleted in its entirety.**

***Subsection 308.2.2, Refrigerator,* is deleted in its entirety.**

Sec. 6-53. - Deletions, additions and amendments to Chapter 5 of the 2024 International Property Maintenance Code.

The City of Plano hereby amends Chapter 5, *Plumbing Facilities and Fixture Requirements,* of the 2024 International Property Maintenance Code as follows:

***Subsection 504.1, General,* is changed to read as follows:**

Plumbing systems and fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects, be capable of performing the function for which such plumbing fixtures are designed, and shall be maintained in a safe, sanitary and functional condition.

***Subsection 505.3, Supply,* is changed to read as follows:**

The water supply system of all occupied structures shall be installed and maintained to provide an active supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Sec. 6-54. - Deletions, additions and amendments to Chapter 6 of the 2024 International Property Maintenance Code.

The City of Plano hereby amends Chapter 6, *Mechanical and Electrical Requirements,* of the 2024 International Property Maintenance Code as follows:

***Subsection 602.3, Heat supply,* is changed to read as follows:**

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code, as adopted.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

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

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

Exceptions:

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

***Subsection 604.2, Service,* is changed to read as follows:**

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the Building Codes as adopted by the City of Plano. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

Sec. 6-55. - Deletions, additions and amendments to Chapter 7 of the 2024 International Property Maintenance Code.

The City of Plano hereby amends Chapter 7, *Fire Safety Requirements,* of the 2024 International Property Maintenance Code as follows:

***Subsection 703.2, Unsafe conditions,* is changed to read as follows:**

Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was

constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with the International Fire Code, as adopted. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered.

***Subsection 703.3, Maintenance,* is changed to read as follows:**

The required fire-resistance rating of fire-resistance rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained in accordance with the International Fire Code, as adopted.

***Subsection 703.3.2, Smoke barriers and smoke partitions,* is changed to read as follows:**

Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke.

***Subsection 703.4, Opening protectives,* is changed to read as follows:**

Opening protectives shall be maintained in an operative condition. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

***Subsection 704.1, Inspection, testing and maintenance,* is deleted in its entirety.**

***Subsection 704.2, Standards,* is deleted in its entirety.**

***Subsection 704.3, System out of service,* is deleted in its entirety.**

***Subsection 704.4, Removal of or tampering with equipment,* is deleted in its entirety.**

***Subsection 704.5, Fire department connection,* is deleted in its entirety.**

Secs. 6-56—6-59. - Reserved."

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section IV. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable,

and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on this the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Prop Standards
DIRECTOR: Curtis Howard, Director of Neighborhood Services
AGENDA ITEM: Amendment of the fence ordinance.
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Section 6-179, Permit to construct or alter, and Section 6-186, Maintenance, of Division 1, General, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to remove unnecessary requirements, confusing language, and clarify responsibility for proper fence construction and maintenance; providing for an offense for the failure to properly construct and maintain a fence structure; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-5**

BACKGROUND

This ordinance amends Section 6-179, Permit to construct or alter, and Section 6-186, Maintenance, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to remove unnecessary requirements, confusing language and clarify responsibility for proper fence construction and maintenance.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Safe, Vibrant Neighborhoods.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	6/3/2025	Ordinance

An Ordinance of the City of Plano, Texas, amending Section 6-179, Permit to construct or alter, and Section 6-186, Maintenance, of Division 1, General, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to remove unnecessary requirements, confusing language, and clarify responsibility for proper fence construction and maintenance; providing for an offense for the failure to properly construct and maintain a fence structure; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

WHEREAS, the City of Plano has adopted a building code and a property maintenance code to govern the construction and maintenance of structures within the City; and

WHEREAS, the City's ordinances also provide for regulation of fencing which has been established on properties within the City's corporate limits; and

WHEREAS, removal of unnecessary requirements, confusing language and clarification of responsibility would assist with overall compliance and enforcement; and

WHEREAS, the Chief Building Official has reviewed and approved the proposed changes; and

WHEREAS, the City Council finds that the regulations relating to fencing should be updated to better reflect the construction and maintenance requirements which are required for a fence within the City's corporate limits; and

WHEREAS, the City Council further finds that the updating of the City's Code of Ordinances relating to fencing is in the best interest of the City and its citizens.

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

Section I. Section 6-179, Permit to construct or alter, of Division 1, Generally, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano is hereby amended as follows:

"Sec. 6-179. Permit to construct or alter.

(a) It shall be an offense for an owner, owner's representative, occupant or person with care, custody, or control of a property to construct or cause to be constructed, or to permit any person to construct fences, or to make any alterations, additions, or changes to fences, without first having procured a permit to do so from the building inspections department. Notwithstanding the foregoing, a permit shall not be required for alterations, additions, or changes if repairs do not exceed twenty-five (25) percent of the area of fences over a twelve-month period."

Section II. Section 6-186, Maintenance, Division 1, Generally, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano is hereby amended as follows:

"Sec. 6-186. Maintenance.

(a) It shall be an offense for an owner, owner's representative, occupant or person with care, custody, or control of a property to fail to construct a fence that is not in compliance with the requirements of this article.

(b) It shall be an offense for an owner, owner's representative, occupant or person with care, custody, or control of a property to fail to maintain a fence in good repair, including but not limited to:

(1) Not be more than ten (10) degrees out of vertical alignment with its base;

(2) Broken, loose, damaged, removed or missing fence parts having a combined total area of twenty (20) square feet or more shall be replaced or repaired;

(3) Any opening greater than four (4) inches in diameter in fences enclosing swimming pools or spas shall be covered at all times during which repair or replacement work is not actively being conducted;

(4) Shall not be located within a street, sidewalk, or alley right-of-way;

(5) Exterior supports shall not be used for vertical alignment;

(6) Panels, pickets, and rails shall be securely attached to vertical fence posts by nails, screws, bolts, rivets, or manufacturer-supplied fasteners;

(7) Shall not create a public safety hazard;

(8) All repairs will be completed in a workmanlike manner; (Workmanlike manner means executed in a skilled manner, generally plumb, level, square, in line, and undamaged.)

(9) All repairs will be completed with materials of comparable composition; (Comparable composition means materials having similar color, size, shape, and quality as original fences for which the replacement or repair is being made.)

(10) Reconstruction, replacements, or repairs shall be completed only with products manufactured or designed for use as fencing materials. (The chief building official or his designee may require the applicant to provide the manufacturer's standards to establish the manufacturer's intended use of a proposed fencing material.)

(c) If any such opening as described in subsection (b)(3) is not securely covered, the code official may secure the opening in accordance with Texas Local Government Code, Section 214.101, as amended.

(d) Nothing herein shall be construed to prohibit the complete removal of fences, except fences enclosing a swimming pool or spa as to comply with all other local, state, and federal laws."

Section III. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section IV. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City of Plano Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Prop Standards
DIRECTOR: Curtis Howard, Director of Neighborhood Services
AGENDA ITEM: Amendment of the graffiti ordinance.
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Section 14-15, Graffiti, of Article I, In General, of Chapter 14, Offenses - Miscellaneous, of the Code of Ordinances of the City of Plano, to adjust administrative fees assessed for abatement of graffiti; providing for an offense for the failure to remove graffiti; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-6**

BACKGROUND

This ordinance amends Section 4-15, Graffiti, of Article I, In General, of Chapter 14, Offenses - Miscellaneous, of the Code of Ordinances of the City of Plano to adjust the administrative fees assessed for the abatement of graffiti. As stipulated in the Texas Health and Safety Code Sec. 250.006, a municipality may assess expenses incurred against the property on which the work is performed to remove the graffiti. To have the graffiti removed, various steps must be followed. In doing so, costs are incurred by the city in its extended efforts to provide owners and/or other responsible parties with due process. Reasonable and prudent administrative fees to recoup these costs or charges are authorized by state and local codes and are structured based on the costs of the municipality to administer the terms of the adopted code abatement sections.
The City of Plano has not increased the current $200.00 administrative fee assessment since February 2010. To adequately recover incurred costs, an increase in the administrative fee is needed. A recent analysis of costs incurred by the City to recoup related expenditures shows an increase of $49.68. Based on a survey of cities within the metropolitan area, increasing the administrative fee to $250.00 would place the fee comparable to administrative fees charged by other nearby municipalities.

FINANCIAL SUMMARY/STRATEGIC GOALS

Approval of this item will amend Code of Ordinance 14-15 Graffiti. The revisions will generate a base revenue increase of approximately $2,500.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	6/3/2025	Ordinance

An Ordinance of the City of Plano, Texas, amending Section 14-15, Graffiti, of Article I, In General, of Chapter 14, Offenses - Miscellaneous, of the Code of Ordinances of the City of Plano, to adjust administrative fees assessed for abatement of graffiti; providing for an offense for the failure to remove graffiti; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

WHEREAS, the City Council of the City of Plano has previously enacted Ordinance 20-4-4 on April 27, 2020, to implement regulations related to graffiti within the City; and

WHEREAS, the City's ordinances also provide for regulation of removal of graffiti within the City's corporate limits; and

WHEREAS, the City's ordinances also provide for the abatement of graffiti that is not removed in accordance with adopted regulations; and

WHEREAS, the generation of resources, through fees, is necessary to administer the programs and services of the City of Plano; and

WHEREAS, the periodic adjustments to fees is necessary to cover increased administrative costs for providing specific services; and

WHEREAS, the last fee adjustment was implemented in February, 2010; and

WHEREAS, the City Council, based upon staff recommendations and review and consideration of these matters, has determined that it is in the best interest of the City of Plano, Texas, and its citizens to amend Section 14-15, Graffiti, of Article I, In General, of Chapter 14, Offenses – Miscellaneous, of the Code of Ordinances of the City of Plano.

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

Section I. Section 14-15, Graffiti, of Article I, In General, of Chapter 14, Offenses – Miscellaneous, of the City of Plano Code of Ordinances is hereby amended in its entirety to read as follows:

"Sec. 14-15. Graffiti.

(a) *Definitions.* For purposes of this section, any word not defined herein shall be construed in the context used by ordinary interpretation and not as a term of art. The terms used in this section shall have the following meanings:

Etching or engraving device means a device that makes a delineation or impression on tangible property, regardless of the manufacturer's intended use for that device.

Graffiti means one (1) or more markings, including inscriptions, slogans, drawings, or paintings, on the tangible premises of the owner with paint, an indelible marker or an etching or engraving device without the effective consent of the owner.

Indelible marker means a device that makes a mark with a paint or ink product that is specifically formulated to be more difficult to erase, wash out, or remove than ordinary paint or ink products.

Notice means notice provided by the city in accordance with Texas Local Government Code, Section 250.006, as amended.

Owner means a person having ownership in or care, custody or control over real property.

Person means an individual, firm, partnership, association, business, corporation or other entity.

Premises means real property, easement areas on real property, areas between the property line of real property and the beginning of the paved surface of a street or highway, and areas between the property line of real property and a stream, creek, river, open channel, drainage course, or drainage of a floodway easement protecting a drainage course. The term includes, but is not limited to: the area between a sidewalk adjacent to real property and a curb adjacent to a street or highway; the area between a fence, wall or barrier on real property and a curb, street or highway; and the area between a fence, wall or barrier on real property and a stream, creek, river, open channel, drainage course or drainage of a floodway easement.

(b) *Offense.* It shall be an offense for an owner of property, after receipt of notice from the city, to intentionally or knowingly fail to paint over or remove all graffiti from the owner's premises that is visible from any public premises or right-of-way or from any private premises other than the premises on which the graffiti exists, except where the graffiti is located on transportation infrastructure and the removal of the graffiti would create a hazard for the person performing the removal.

(c) *Criminal penalty.*

(1) It shall be an offense to intentionally or knowingly fail to comply with any provision of this section. Any person intentionally or knowingly violating a provision of section 14-15 of this chapter shall be punished by a fine not to exceed five hundred dollars ($500.00). Each day a violation occurs shall constitute a separate offense.

(2) *Repeat and habitual offenders.*

a. If it is shown on the trial of an offense under this section that the defendant has previously been finally convicted of an offense under this section, on conviction the person shall be punished by a fine of not less than five hundred dollars ($500.00).

b. This subsection for repeat and habitual offenders applies only to a person finally convicted of a second or subsequent offense within three (3) years of the date on which the most recent preceding offense was committed.

(d) *Abatement.*

(1) *Public nuisance.*

a. Graffiti is declared to be a public nuisance. In addition to the criminal offense and penalty provided in subsections (b) and (c) of this section, the city shall have all remedies available at law and equity to abate such nuisance.

b. An owner maintains a public nuisance if the owner fails to remove graffiti or refuses to allow graffiti to be removed from the premises after receipt of notice, unless the graffiti is located on transportation infrastructure and removal of the graffiti would create a hazard for the person performing the removal.

(2) *Authority to abate.*

a. The city is authorized to abate graffiti, in accordance with Texas Local Government Code, Section 250.006, as amended.

b. Whenever public funds are used for graffiti removal, such removal shall include only the painting or repair of the area where the graffiti is located to the extent required to avoid aesthetic disfigurement to the neighborhood.

(3) *Abatement procedures.*

a. The code official shall offer free removal of graffiti by the city. The code official may remove the graffiti, at no cost to the owner, upon receiving written consent and a waiver of liability from the owner.

b. If the owner refuses the city's offer for removal, the code official may issue written notice to the owner in accordance with Texas Local Government Code, Section 250.006, identifying the graffiti and directing its removal on or before the fifteenth calendar day after the owner's receipt of the written notice.

c. The owner shall remove the graffiti within fifteen (15) calendar days after receipt of the notice from the city.

d. If the owner fails to remove the graffiti within fifteen (15) calendar days after receipt of the notice, the city may, without further notice, enter upon the property by it or its contractors and remove the graffiti.

e. The city may assess expenses incurred in removal of the graffiti and obtain a lien against the property where the removal of graffiti was performed, in accordance with Texas Local Government Code, Section 250.006, as amended.

f. The expenses to be collected by the city under this section shall include, in addition to the costs of removing the graffiti, the sum of two hundred fifty dollars ($250.00) per lot or tract of land, which sum is hereby found to be the cost to the city of administering the terms of this section.

g. Prior to the filing of a lien, the code official shall mail to the owner a notification of expenses incurred by the municipality for the costs of removal. In the event

the incurred expenses are not paid within twenty (20) days, a lien shall be filed against the property.

h. All expenses assessed under section 14-15(d) shall bear interest at the rate of ten (10) percent per annum from the date the city incurs the expense. The city may bring suit to collect the charges, institute foreclosure proceedings, or both. The statement, as provided herein, or certified copy thereof, shall be prima facie evidence of the city's claim for charges or right to foreclose the lien. The owner or any other person responsible as provided herein, shall be jointly and severally liable for the charges.

(4) *Appeal.* The owner of property subject to abatement under this article may appeal the decision of the code official by requesting a hearing, in writing, to the code official within ten (10) days following the receipt of the notice. The hearing shall be conducted by the code official for the purpose of determining whether the conditions constitute a public nuisance under the provisions of this article. The owner shall be provided written notice of the time and place of the hearing at least ten (10) days prior thereto. At the hearing, the owner and the code official may present any evidence relevant to the proceeding. The code official's decision shall be final.

(e) *Authority for criminal enforcement and abatement.* The city manager or his designee shall have authority for enforcement of criminal offenses and for abatement, assessment of expenses, and obtaining liens pursuant to this section."

Section II. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section III. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section IV. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

Section V. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in

accordance with Section 1-4(a) and 14-15(c) of the City of Plano Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VI. This ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Plumbing Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety City of Plano Ordinance No. 2022-1-12, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Plumbing Code, with certain additions, deletions, and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-7**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2024 IPC Ordinance	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-12, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Plumbing Code, with certain additions, deletions, and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-12, the City Council of the City of Plano adopted the 2021 International Plumbing Code, with amendments, and such was codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City of Plano ("City"); and

WHEREAS, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Plumbing Code, a publication of the International Code Council (I.C.C.), and receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon fullreview and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Plumbing Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Plumbing Code of the City.

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

Section I. Ordinance No. 2022-1-12, duly passed and approved by the City Councilof the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"DIVISION 2. PLUMBING CODE

Sec. 6-236. Penalty.

(a) Criminal penalties. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

(b) Civil penalties. The City may file a civil action for enforcement of this Division with civil penalties up to $1,000.00 per day for each offense as authorized by Subchapter

B of Chapter 54 of the Texas Local Government Code, as amended.

Sec. 6-237. Adopted.

The 2024 Edition of the International Plumbing Code a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Plumbing Code of the City, to thesame extent as if such code were copied verbatim in this Section, subject to the deletions, additions and amendments prescribed in this Division. A copy of the 2024 Edition of the International Plumbing Code is on file in the office of the City Secretary.

Sec. 6-238. Administrative authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term “Administrative Authority” shall mean the Building Official of the City, and his agents and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Plumbing Code.

Sec. 6-239. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Plumbing Code adopted in this Division are hereby approved and adopted:

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

713 Engineered Drainage Design 7-12

Section 102.8.2*;* *change to read as follows:*

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Section 112*;* *delete entire section and insert the following:*

SECTION 112 BUILDING STANDARDS COMMISSION

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a Building Standards Commission (“board”). The board shall be appointed by the Plano City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions in writing to the appellant with a duplicate copy to the code official.

112.2 Limitations of authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have the authority to waive requirements of this code or interpret the administration of this code.

112.3 Qualifications. The board shall consist of members who are qualified by experience and training and are not employees of the City of Plano.

112.4 Administration. The code official shall take immediate action in accordance with the decision of the board.

Section 301.6; *change to read as follows:*

301.6 Prohibited locations. Plumbing systems shall not be located in an elevator shaft or in an elevator equipment room.

> **Exemption**: Floor drains, sumps and sump pumps shall be permitted at the base of the shaft, provided that they are indirectly connected to the plumbing system and comply with Sections 317 and 1003.4.

Section 305.1*;* *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. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section 305.4.1; *change to read as follows:*

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

Section 306.2.5; *add Section 306.2.5 to Section 306.2 to read as follows:*

306.2.5 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturers' installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or ina trench which has a controlled width equal to the nominal diameter of the diameter of the pipingmultiplied 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 aminimum of 6 inches above the top of the pipe.

Section 317 ELEVATOR DRAINAGE; *add Section 317 to Chapter 3 to read as follows:*

SECTION 317 ELEVATOR DRAINAGE

317.1 Elevator Drainage. Drainage shall be provided in the elevator pits as required by the Elevator Code and as listed in this section. Drainage discharge, whether drainage is required or voluntary, shall comply with Section 317.4.

317.2 Pits. (ASME A17.1-Section 2.2.1; Inquiry 07-50) A pit shall be provided for each individual elevator.

317.3 Drainage. **(ASME A17.1-Section 2.2.2.3 thru 2.2.2.6):**

2.2.2.3 Permanent provisions shall be made to prevent accumulation of ground water in the pit.

2.2.2.4 Drains and sump pumps, where provided, shall comply with the applicable plumbing code, and they shall be provided with a positive means to prevent water, gases, and odors from entering the hoistway.

2.2.2.5 In elevators provided with Firefighters' Emergency Operation, a drain or sump pump shall be provided. The sump pump/drain shall have the capacity to remove a minimum of 11.4 m3/h (3,000 gal/h) per elevator.

2.2.2.6 Sumps and sump pumps in pits, where provide, shall be covered. The cover shall be secured and level with the pit floor.

317.4 Discharge. Discharge shall comply with the following:

1. The sump shall discharge into the sanitary sewer system.

2. If installed in a location with possible contamination, a trap or interceptor rated for the expected flow rate with a minimum "storage" capacity equivalent to the volume of hydraulic fluid or oil that could be leaked into the sump, will be required prior to discharge into the sanitary sewer.

3. Discharge to the storm drainage system is not permitted.

317.5 Other pipes, ducts or electrical wiring. See Building Code, Sections 3004.4 and 3005.6 and the following **ASME A17.1-Sections 2.8.2.2 and 2.8.3.4**:

(ASME A 17.1-Section 2.8.2.2) Only such electrical wiring, raceways, cables, coaxial wiring, and antennas used directly in connection with the elevator, including

wiring for signals, for communication with the car, for lighting, heating, air conditioning, and ventilating the car, for fire detecting systems, for pit sump pumps, and for heating and lighting the hoistway and/or the machinery space, machine room, control space, or control room shall be permitted to be installed inside the hoistway, machinery space, machine room, control space, or control room.

(ASME A17.1-Section 2.8.3.4) Other pipes or ducts conveying gases, vapors or liquid and not used in connection with the operation of the elevator shall not be installed in any hoistway, machinery space, machine room, control space or control room. Where a machinery space, machine room, control space, control room, or hoistway extend above the roof of a building, pipes shall be permitted from roof drains to the closest point where they can be diverted out of this space. Pipes shall be covered to prevent leakage or condensate from entering the machine space, machine room, control space, control room, or hoistway.

Section 403.1; *add a second paragraph to read as follows:*

403.1 Minimum number of fixtures. In other than E Occupancies, the minimum number of fixtures in Table 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official. Required

Table 403.1; *change Nos. 2 and 6 of Table 403.1 to add a footnote "g" to read as follows (remainder of table remains as written):*

TABLE 403.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
2	Business[g]	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory care, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		-	1 per 100[g]	1 service sink[e]
6	Mercantile[g]	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		-	1 per 1,000[g]	1 service sink[e]

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.

Section 413.4; *change to read as follows:*

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

1. Public laundries and in the central washing facilities of multiple family dwellings. 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.

Section 502.3; *change to read as follows:*

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall be not less than 30 inches (762 mm) in height and 22 inches (559 mm) in width and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (61) mm) in width. A level service space not less than 30 inches (762 mm) in length and 30 inches (762 mm) in width shall be present at the front or service 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. At a minimum, for access to the attic space, provide one of the following:

1. A permanent stair. A pull-down stair with a minimum 300 lb. (136 kg) capacity.

2. An access door from an upper floor level.

3. Access Panel may be used in lieu of items 1 and 2 with prior approval of the Code Official due to building conditions.

Exception: The passageway and level service space are not required where the appliance is capable of being serviced and removed.

Section 502; *add Section 502.6 to Section 502 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 maximum 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.

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.

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 with Sections 608.17.1 through 608.17.8, and applicable local regulations.

Section 703.6 Combined Sanitary and Storm Public Sewer; *Delete in its entirety.*

Section 704; *add Section 704.5 to Section 704 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 with a national recognized standard.

Section 712.4; *add Section 712.4.3 to Section 712.4 to read as follows:*

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

Section 713; *change the title of Section 713 to read as follows:*

SECTION 713 ENGINEERED DRAINAGE DESIGN

Section 713.1; *change Section 713.1 to read as follows:*

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

Section 903.1.1; *change to read as follows:*

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

Section 1003.4; *change the exception under 1003.4 to read as follows:*

Exception: For oil separators in elevator pits, see Section 317.

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 rainfall rate.

Section 1108.3; *change to read as follows:*

1108.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized inaccordance with Section 1106. 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.

Section 1109, COMBINED SANITARY AND STORM PUBLIC SEWER; *delete the section in its entirety.*

Section 1202.1 Nonflammable medical gases; *delete Exceptions 1 and 2*.

ASTM D2321; add *D2321 to ASTM as a reference standard to Chapter 15 to read as follows:*

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications. 306.2.5”

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns *Mayor* | **Maria Tu** *Mayor Pro Tem* | **Julie Holmer** *Deputy Mayor Pro Tem* | **Bob Kehr** *Place 2* | **Rick Horne** *Place 3* | **Chris Krupa Downs** *Place 4* | **Steve Lavine** *Place 5* | **Vidal Quintanilla Jr.** *Place 8* | **Mark D. Israelson** *City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Mechanical Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety City of Plano Ordinance No. 2022-1-13, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; adopting the 2024 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability cause, a saving clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-8**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2024 IMC Ordinance	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-13, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; adopting the 2024 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-13, the City Council of the City of Plano adopted the 2021 International Mechanical Code, with amendments, and such was codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City of Plano ("City");and

WHEREAS, on April 16, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Mechanical Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon fullreview and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Mechanical Code and the additions, deletions, and amendments thereto, should be approved and adopted as the Mechanical Code of the City.

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

Section I. Ordinance No. 2022-1-13, duly passed and approved by the City Councilof the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"DIVISION 3. MECHANICAL CODE

Sec. 6-251 Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-252 Adopted.

The 2024 Edition of the International Mechanical Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Mechanical Code of the City, to the same extent as if such Code were copied verbatim in this section, subject to the deletions, amendments, and additions prescribed in this Division. A copy of the 2024 Edition of the International Mechanical Code is on file in the office of the City Secretary.

Sec. 6-253 Administrative Authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term "Administrative Authority" shall mean the Building Official of the City, his agents, and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Mechanical Code.

Sec. 6-254 Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the 2024 International Mechanical Code adopted in this Division are hereby approved and adopted:

Section 102.8.2*; change to read as follows:*

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Section 103.1; *change to read as follows:*

103.1 Creation of agency. The City of Plano Building Inspections Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 112; *delete the entire section and change to read as follows:*

SECTION 112 BUILDING STANDARDS COMMISSION

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a Building Standards Commission ("board"). The board shall be appointed by the Plano City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and

shall render all decisions in writing to the appellant with a duplicate copy to the code official.

114.2 Limitations of authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have the authority to waive requirements of this code or interpret the administration of this code.

114.3 Qualifications. The board shall consist of members who are qualified by experience and training and are not employees of the City of Plano.

114.4 Administration. The code official shall take immediate action in accordance with the decision of the board.

Section 202; *change to add a definition of Effective Dispersal Volume Charge as follows:*

Effective Dispersal Volume Charge (EDVC). The maximum refrigerant charge permitted for an effective dispersal volume.

Section 202; *change to add a definition of Refrigerant Detection System as follows:*

Refrigerant Detection System. The product safety standard addresses both refrigerant detection systems and leak detection systems. In the product safety standard, a leak detection system means “a sensing system which responds to refrigerant leaking from a refrigerating system.” A leak detection system may include gas sensing, ultrasonic, or other such methods that meet the standards UL 60335-2-40/CSA C22.2 No. 60335-2-40 or UL 60335-2-89/CSA C22.2 No. 60335-2-89. [ASHRAE 15-2022: 3.1]

Section 202; *change to add a definition of Refrigerant Detector as follows:*

Refrigerant Detector. Refrigerant detector means a “Refrigerant sensor”. A refrigerant sensor or detector means a sensing element combined with electronic circuitry that provides a digital output or an analog signal output that corresponds to the sensed refrigerant gas concentration. [ASHRAE 15-2022: 3.1]

Section 306.3***;*** *change to read as follows:*

306.3 Appliances in Attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762mm) wide shall be present at the front or service 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*. At 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 is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

*[**Section 306.3.1 Electrical requirements** to remain unchanged.]*

Section 306.5; *change the first paragraph of Section 306.5 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 such *equipment* or *appliances*, 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 not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

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* or *equipment* 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.* Access shall not require walking on roofs having a slope

greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the *International Building Code* in the path or travel to and from *appliances*, fans or *equipment* requiring service.

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.

Section 307.2.3 Auxiliary and secondary drain systems; *amend item 2 in Section 307.2.3 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. The conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

Section 403.2.1 Recirculation of air; *add an item 5 to Section 403.2.1 to read as follows:*

5. 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.

Section 501.3 Exhaust discharge; *add a fourth exception to Section 501.3 to read as follows:*

4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present."

Section 1104.2 Machinery room; *change by adding an Exception 3 to read as follows:*

3. Machinery Rooms are not required when in compliance with ASHRAE 15 Section 7.4.

Section 1104.3.1; *add Section 1104.3.1.1 to read as follows:*

1104.3.1.1 Group A2L high-probability systems. High-probability systems using Group A2L refrigerants shall comply with ASHRAE 15 section 7.6.

Section 1109.2.5 Refrigerant pipe shafts; *change the exceptions to read as follows:*

Exceptions:

1. *[Existing text to remain]*
2. Piping in a direct refrigeration system where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. *[Existing text to remain]*

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code ofOrdinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns *Mayor* | **Maria Tu** *Mayor Pro Tem* | **Julie Holmer** *Deputy Mayor Pro Tem* | **Bob Kehr** *Place 2* | **Rick Horne** *Place 3* | **Chris Krupa Downs** *Place 4* | **Steve Lavine** *Place 5* | **Vidal Quintanilla Jr.** *Place 8* | **Mark D. Israelson** *City Manager*

Plano
City of Excellence

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Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Fuel and Gas Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety City of Plano Ordinance No. 2022-1-16, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-9**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type

2024 IFGC Ordinance	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-16, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-16, the City Council of the City of Plano adopted the 2021 International Fuel Gas Code, with amendments, and such was codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances of the City of Plano ("City"); and

WHEREAS, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Fuel Gas Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Fuel Gas Code, and the additions, deletions, andamendments thereto, should be approved and adopted as the Fuel Gas Code of the City.

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

Section I. Ordinance No. 2022-1-16, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"ARTICLE XIX. FUEL GAS CODE

DIVISION 1. GENERALLY

Sec. 6-696. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitutea separate offense.

Sec. 6-697. Adopted.

The 2024 Edition of the International Fuel Gas Code, a publication of the International

Code Council (I.C.C.) is hereby adopted and designated as the Fuel Gas Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2024 Edition of theInternational Fuel Gas Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Sec. 6-698. Deletions, additions, amendments.

Section 102.2; *add an exception to read as follows:*

Exception: Existing dwelling units shall comply with Section 621.2.

Section 102.8.2; *change to read as follows:*

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take preference over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Section 306.3; *change to read as follows:*

306.3 Appliances in attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance.* The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance.* The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance.* The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. A minimum access to the attic space shall be provided by one of the following means:

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* is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

Section 306.5; *change the first paragraph of Section 306.5 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 such equipment or appliances, 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 not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders.

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

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

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

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

Section 404.12; *change to read as follows:*

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

Section 404.12.1; *delete section in its entirety.*

Section 406.4; *change to read as follows:*

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

Section 406.4.1; *change to read as follows:*

406.4.1 Test pressure. The test pressure to be used shall be no less than 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. 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 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

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

Section 408.2 Drips; *delete this section in its entirety.*

Section 408.3 Location of Drips; *delete this section in its entirety.*

Section 408.4 Sediment Trap; *delete this section in its entirety.*

Section 409.1; *add a new Section 409.1.4 to Section 409.1 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 disengage by movement of the supporting piping.

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

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

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

Section 621.2; *add an exception to Section 621.2 Prohibited Use to read as follows:*

> **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."

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this Ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns	Maria Tu	Julie Holmer	Bob Kehr	Rick Horne	Chris Krupa Downs	Steve Lavine	Vidal Quintanilla Jr.	Mark D. Israelson
Mayor	*Mayor Pro Tem*	*Deputy Mayor Pro Tem*	*Place 2*	*Place 3*	*Place 4*	*Place 5*	*Place 8*	*City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Energy Conservation Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety City of Plano Ordinance No. 2022-1-15 codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Energy Conservation Code, with certain additions, deletions, and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-10**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government

ATTACHMENTS:

Description	Upload Date	Type
2024 IECC	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-15 codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Energy Conservation Code, with certain additions, deletions, and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-15, the City Council of the City of Plano adopted the 2021 International Energy Conservation Code, with amendments, and such was codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances of the City of Plano ("City"); and

WHEREAS, on April 15, 2025 the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Energy Conservation Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Energy Conservation Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Energy Conservation Code of the City.

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

Section I. Ordinance No. 2022-1-15, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances of City of Plano is hereby adopted and shall read in its entirety as follows:

"ARTICLE XVIII. ENERGY CONSERVATION CODE

DIVISION 1. GENERALLY

Sec. 6-684. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-685. Adopted.

The 2024 Edition of the International Energy Conservation Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Energy Conservation Code of the City to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2024 Edition of the International Energy Conservation Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Sec. 6-686. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Energy Conservation Code adopted herein are hereby approved and adopted:

Section C104.1; *change section C104.1 by adding a new Section C104.1.2 to read as follows:*

C104.1.2 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.

Section C403.7.4.1; *change to read as follows:*

C403.7.4.1 Nontransient dwelling units. Nontransient dwelling units shall be provided with outdoor air energy recovery ventilation systems complying with not less than one of the following:

1. The system shall have an *enthalpy recovery ratio* of not less than 50 percent at cooling design condition and not less than 60 percent at heating design condition.
2. The system shall have a sensible recovery efficiency (SRE) that is not less than 65 percent at 32°F (0°C) and, in Climate Zones 0A, 1A, 2A and 3A, shall have a net moisture transfer (NMT) that is not less than 40 percent at 95°F (35°C). SRE and NMT shall be determined from a *listed* value or from interpolation of *listed* values at an airflow not less than the design airflow, based on testing in accordance with CAN/CSA C439.

Exceptions:

1. Nontransient dwelling units in Climate Zone 3C.
2. Nontransient dwelling units with not more than 500 square feet (46 m2) of *conditioned floor area* in Climate Zones 0, 1, 2, 3, 4C and 5C.
3. *Enthalpy recovery ratio* requirements at heating design condition in Climate Zones 0, 1 and 2.

4. *Enthalpy recovery ratio* requirements at cooling design condition in Climate Zones 4, 5, 6, 7 and 8.
5. Dwelling units using ventilation systems per the Fan Efficacy Table in R406, shall be considered in compliance.

Section C405.2.10; *delete Section C405.2.10 "Sleeping unit and dwelling unit lighting and switched receptacle controls" in its entirety.*

Section R104; *change Section R104.1 by adding a new Section R104.1.2 (N1101.4.1) to read as follows:*

R104.1.2 (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 one- and two-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3), respectively.

Section R105.2.2; *delete Section R105.2.2 "Solar-ready system" in its entirety.*

Section R106.3; *delete Section R106.3 "Permit valuation" in its entirety.*

Section R202 (N1101.6); *change Section R202 by adding the following definition:*

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

Section R401.2.1; *change to read as follows:*

R401.2.1 Prescriptive Compliance Option. The Prescriptive Compliance Option requires compliance with Sections R401 through R404.

Table R402.1.2; *change a portion of Table R402.1.2 "Maximum Assembly U-Factors and Fenestration Requirements" to add an additional category and subnote "f" to read as follows (remainder of Table is unchanged):*

Climate Zone	**3**
Attic roofline *U*-factor[f]	**0.035**

f. Air-impermeable insultation located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are

located entirely within the building thermal envelope. “Air-impermeable shall be defined as having an air permeance not exceeding 0.2 L/s- m 2 at 75 Pa Pressure differential tested according to ASTM E 2178 or ASTM E 283.

Table R402.1.3; *change a portion of Table R402.1.3 “Insulation Minimum R-Values and Fenestration Requirements by Component” to add an additional category and subnote “i” to read as follows (remainder of Table is unchanged):*

Climate Zone	**3**
Attic roofline *R*-value[i]	**30+0** ***ci***

i. Air-impermeable insulation of R-30&0 or greater located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m 2 at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.

Section R402.2.10 (N1102.2.10); *change to read as follows:*

R402.2.10 (N1102.2.10) Slab-on-grade floors. Slab-on-grade floors with a floor surface within 24 inches (610 mm) above or below grade shall be insulated in accordance with Section R402.2.10.1 or R402.2.10.2.

Exception: Slab-edge insulation is not required in jurisdictions designated by the code official as having a moderate to heavy or very heavy termite infestation probability.

Section R402.5.5 (N1102.5.5)*;* *change to read as follows:*

Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes. Air-sealed electrical and communication outlet boxes that penetrated the *air barrier* of the *building thermal envelope* shall be caulked, taped, gasketed or otherwise sealed to the *air barrier* element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be tested and marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer’s instructions.

Exception: Boxes may be air-sealed in the field using caulk, tape, gasket or other approved method to prevent air leakage through the box in lieu of NEMA OS 4 boxes. Boxes air-sealed in the field shall be sealed to the air barrier element being penetrated and installed in accordance with manufacturer's instructions

Section R404.2; *delete Section R404.2 "Interior lighting controls" in its entirety.*

Table R405.4.2(1) (N1105.4.2(1)); *change Table R405.4.2(1) "Specifications for the Standard Reference and Proposed Designs" by amending the Foundations building component and adding a subnote "n" to read as follows (remainder of Table is unchanged):*

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
Foundations	Type: same as proposed.	As proposed
	Foundation wall or slab extension above grade: 1 foot (30cm) Foundation wall or slab extension below grade: same as proposed Foundation wall or slab perimeter length: same as proposed Soil characteristics: same as proposed.	As proposed
	Foundation wall U-factor and slab-on-grade F-factor: as specified in Table R402.1.2.[n]	As proposed

For SI: 1 square foot = 0.93 m2, 1 British thermal unit = 1055 J, 1 pound per square foot = 4.88 kg/m2, 1 gallon (US) = 3.785 L, °C = (°F-32)/1.8, 1 degree = 0.79 rad.

n. In accordance with Section R402.2.10, a maximum *F*-factor of 0.73 shall apply for the reference design in jurisdictions designated by the *code official* as having a moderate to heavy or very heavy termite infestation probability.

Table R406.5 (N1106.5); *change a portion of Table R406.5 "Maximum Energy Rating Index" to read as follows (remainder of Table is unchanged):*

TABLE R406.5 [1]
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX Not including OPP	ENERGY RATING INDEX with OPP
3	59	

[1] This table is effective from September 1, 2022 until August 31, 2025.

TABLE R406.5 [2]
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX Not including OPP	ENERGY RATING INDEX with OPP
3	57	

[2] The table is effective from September 1, 2025 to August 31, 2028.

TABLE R406.5 *(N1106.5)* [3]
MAXIMUM ENERGY
RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX Not including OPP	ENERGY RATING INDEX WITH OPP
3	55	

[3] This table is effective on or after September 1, 2028.

Section R408; *Section R408 "Additional Efficiency Requirements" is deleted in its entirety."*

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code ofOrdinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns *Mayor* | **Maria Tu** *Mayor Pro Tem* | **Julie Holmer** *Deputy Mayor Pro Tem* | **Bob Kehr** *Place 2* | **Rick Horne** *Place 3* | **Chris Krupa Downs** *Place 4* | **Steve Lavine** *Place 5* | **Vidal Quintanilla Jr.** *Place 8* | **Mark D. Israelson** *City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Existing Building Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety City of Plano Ordinance No. 2022-1-18, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Existing Building Code, with certain additions, deletions, and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-11**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2024 IEBC	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-18, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Existing Building Code, with certain additions, deletions, and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-18, the City Council of the City of Plano adopted the 2021 Edition of the International Existing Building Code, with amendments, and such was codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano ("City"); and

WHEREAS, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Existing Building Code, apublication of the International Code Council (I.C.C.), and to receive input from the general publicand all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and relate thereto, the City Council is of the opinion that the 2024 Edition of the International Existing Building Code and the additions, deletions, and amendments thereto, should be approved and adopted as the Existing Building Codeof the City of Plano.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITYOF PLANO, TEXAS THAT:

Section I. Ordinance No. 2022-1-18, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"ARTICLE XXII. EXISTING BUILDING CODE

DIVISION 1. GENERALLY

Sec. 6-716. Penalty.

(a) Criminal. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

(b) Civil. The city may file a civil action for enforcement of this Division with civil penaltiesup to $1,000.00 per day for each offense as authorized by Subchapter B of

Chapter 54 of the TexasLocal Government Code, as amended.

Sec. 6-717. Adopted.

The 2024 Edition of the International Existing Building Code, a publication of the International Code Council (I.C.C.) is hereby adopted and designated as the Existing Building Code of the City, to the same extent as if such code were copied verbatim in this section, subject to the deletions, additions and amendments prescribed in this Division. A copy of the 2024 Editionof the International Existing Building Code is on file in the office of the City Secretary.

Sec. 6-718. Administrative authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term"Administrative Authority" shall mean the Building Official of the City, and his agents and employees who are hereby empowered with the authority to administer and enforce the provisionsof this Division and the Existing Building Code.

Sec. 6-719. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Existing Building Codeadopted in this Division are hereby approved and adopted:

Section 102.4; *change to read as follows:*

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.

[Remainder of section unchanged.]

Section 202; *change definition of "Existing Structure" to read as follows:*

Existing Structure. A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure, or space that is currently undergoing a change of occupancy or use.

Section 302.2; *amend to read as follows:*

302.2 Additional codes. Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Residential Code and

NFPA 70 and any other codes or other ordinances adopted by the City. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

Section 306.1; *change to read as follows:*

306.1 Scope. The provisions of Section 306.1 through 306.7.16 apply to maintenance and *repair, change of occupancy, additions* and *alterations* to *existing buildings*, including those identified as *historic buildings*.

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

Section 309.2.1 Automated sprinkler systems; *delete this section.*

Section 401.3 Flood hazard areas*;* *delete this section.*

Section 405.2.6 Flood hazard areas; *delete this section.*

Section 502.2 Flood hazard areas; *delete this section.*

Section 503.2 Flood hazard areas; *delete this section.*

Section 503.18; *change to read as follows:*

503.18 Enhanced classroom acoustics. In Group E occupancies, where the work area exceeds 50 percent of the building area, enhanced classroom acoustics shall be provided in all classrooms with a volume of 20,000 cubic feet (565 m^3) or less. Enhanced classroom acoustics shall comply with the reverberation time in Section 808 of ICC A117.1.

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

Section 504.1.2; *change to read as follows:*

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

Section 504.1.3 New fire escapes; *delete this section.*

Section 507.3 Flood hazard areas; *delete this section.*

Section 701.3 Flood hazard areas; *delete this section.*

Section* 702.7*; *change to read as follows:*

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

Section 802.5.1; *change to read as follows:*

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

Section 803.1; *change to read as follows:*

803.1 Scope. The requirements of this section shall be limited to *work areas* in which Level 2 *alterations* are being performed, and where specified they shall apply throughout the floor on which the *work areas* are located or otherwise beyond the *work area*. For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.2.6; *change to read as follows:*

803.2.6 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. *Approved* central station system in accordance with NFPA 72.

2. *Approved* proprietary system in accordance with NFPA 72.

3. *Approved* remote station system of the jurisdiction in accordance with NFPA 72.

4. Where *approved* by the *code official*, *approved* local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

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

Section 803.3*;* *change section to read as follows (Exceptions also deleted):*

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

Section 804.2; *change to read as follows:*

804.2 General. The means of egress shall comply with the requirements of this section.

> **Exception:** Means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress if, in the opinion of the *code official*, they do not constitute a distinct hazard to life.

Section 804.5.1.2*;* *change to read as follows:*

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

Section 804.5.1.2.1*;* *change to read as follows:*

804.5.1.2.1 Fire escape access and details. Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.

2. Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2 and I-1 occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications.

    2.1. The window shall have a minimum net clear opening of 5.7 square feet (0.53 m^2) or 5 square feet (0.46 m^2) where located at grade.

    2.2. The minimum net clear opening height shall be 24 inches (610 mm) and net clear opening width shall be 20 inches (508 mm).

    2.3. The bottom of the clear opening shall not be greater than 44 inches (1118 mm) above the floor.

    2.4. The operation of the window shall comply with the operational constraints of the *International Building Code*.

3. *[Item deleted.]*

4. Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by fire assemblies having minimum ¾-hour fire-resistance ratings.

    > **Exception:** Opening protection shall not be required in buildings equipped throughout with an *approved* automatic sprinkler system.

5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

Section 804.7.2; *change to read as follows:*

804.7.2 Transoms. In all buildings of Group B, E, I-1, I-2, R-1, and R-2 occupancies, all transoms in corridor walls in *work areas* shall be either glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or seated with materials consistent with the corridor construction.

Section 904.1; *change to read as follows:*

904.1 Automatic sprinkler systems. An automatic sprinkler system shall be provided in a work area where required by Section 803.2 of this section. For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 904.1.1; *change to read as follows:*

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of high-rise buildings.

Section 1011.2.1; *change to read as follows:*

1011.2.1 Automatic sprinkler system. The installation of an automatic sprinkler system shall be required where there is a *change of occupancy* classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the change of occupancy by a fire barrier or fire wall.

Section 1103.3 Flood hazard areas; *delete the section in its entirety.*

Section 1201.4 Flood hazard areas; *delete the section in its entirety.*

Section 1303.1.3 Compliance with flood hazard provisions; *delete the section in its entirety.*

Section 1402.6 Flood hazard areas; *delete the section in its entirety.*

Section 1502.1; *change to read as follows:*

Section 1502.1 Site safety plan. The owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition work. Any changes to the plan shall address the requirements of this chapter and other applicable portions of the International Fire Code, the duties of staff, and the staff training requirements. The plan shall be submitted for approval in accordance with the International Fire Code, and be approved by the Fire Department before a building permit is issued.

Section 1502.3.1; *change to read as follows:*

Section 1502.3.1 Violations. Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation by the Fire code official to the site safety director. Upon the third offense, the Fire code official, based on their findings, shall request a stop work order enforcement be implemented to the code official in accordance with Section 114, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the code official.

Section 1512.1; *change to read as follows:*

1512.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site or as determined by the code official. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.

Section 1512.2 Combustible building materials; *delete section in its entirety.*

Section1512.3 Vertical construction of Types III, IV, and V construction; *delete section in its entirety.*

Section1512.3.1 Fire separation up to 30 feet; *delete section in its entirety.*

Section 1512.3.2 Fire separation of 30 feet up to 60 feet; *delete section in its entirety.*

Section 1512.3.3 Fire separation of 60 feet or greater; *delete section in its entirety.*

Section 1512.4 Vertical construction, Types I and II construction; *delete section in its entirety.*

Section 1512.5 Standpipe supply; *delete section in its entirety."*

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns *Mayor* | **Maria Tu** *Mayor Pro Tem* | **Julie Holmer** *Deputy Mayor Pro Tem* | **Bob Kehr** *Place 2* | **Rick Horne** *Place 3* | **Chris Krupa Downs** *Place 4* | **Steve Lavine** *Place 5* | **Vidal Quintanilla Jr.** *Place 8* | **Mark D. Israelson** *City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
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Dallas Builders Association

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May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Swimming Pool and Spa Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety City of Plano Ordinance No. 2022-1-19, codified as Article XXIII, Swimming Pool and Spa Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Swimming Pool and Spa Code, with certain additions, deletions, and amendments, as the Swimming Pool and Spa Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-12**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2024 ISPSC Ordinance	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-19, codified as Article XXIII, Swimming Pool and Spa Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Swimming Pool and Spa Code, with certain additions, deletions, and amendments, as the Swimming Pool and Spa Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-19, the City Council of the City of Plano amended Chapter 6 of the Code of Ordinances of the City of Plano ("City"), creating a new Article XXIII, Swimming Pool and Spa Code, and adopting the 2021 Edition of the International Swimming Pool and Spa Code, with certain additions, deletions, and amendments, as the Swimming Pool and Spa Code of the City; and

WHEREAS, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Swimming Pool and Spa Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Swimming Pool and Spa Code, and the additions, deletions, and amendments hereto, should be approved and adopted as the Swimming Pool and Spa Code of the City.

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

Section I. Ordinance No. 2022-1-19, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Article XXIII, Swimming Pool and Spa Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"**ARTICLE XXIII. SWIMMING POOL AND SPA CODE**

DIVISION 1. GENERALLY

Sec. 6-720. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-721. Adopted.

The 2024 Edition of the International Swimming Pool and Spa Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Swimming Pool and Spa Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2024 Edition of the International Swimming Pool and Spa Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Sec. 6-722. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Swimming Pool and Spa Code adopted herein are hereby approved and adopted:

Section 102.9; *change to read as follows:*

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

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas;* §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).

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

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

Section 103.1; *change to read as follows:*

103.1 Creation of enforcement agency. The Building Inspections Department ("agency") is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 113.4; *change to read as follows:*

113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair

a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code, may be punishable for each day of the violation set forth by the authority having jurisdiction.

Section 202; Environmental Health Department; *insert definition to read as follows:*

ENVIRONMENTAL 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.

Section 305.1; *change to read as follows:*

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

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.

Section 305.2.8.1; *add a Section 305.2.8.1 to Section 305.2.8 to read as follows:*

305.2.8.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in publicpools built after January 1, 1994.

Section 305.4; *change to read as follows:*

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

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed* and labeled as a water hazard entrance alarm in accordance with UL 2017.

2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.

3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

5. A *safety cover* that is *listed* and *labeled* in accordance with ASTM F1346 is installed for the pools and spas.

6. An *approved* means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

The wall of a building with windows in accordance with *2024 International Building Code, Section 1031* in Group R2 occupancies shall not be used as part of a pool enclosure. Other windows that are part of a pool yard enclosure shall be permanently closed and unable to be opened for public pools.

Section 305.6; *change to read as follows:*

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

Section 307.1.5 Accessibility; *add an exception to Section to 307.1.5 to read as follows*:

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

Section 307.2.2.2; *add a Section 307.2.2.2 and an exception to Section 307.2.2 to read as follows:*

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

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

Section 310.1; *change to read as follows and delete the exception:*

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP7 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.

Section 314.7; *change to read as follows and delete the exception:*

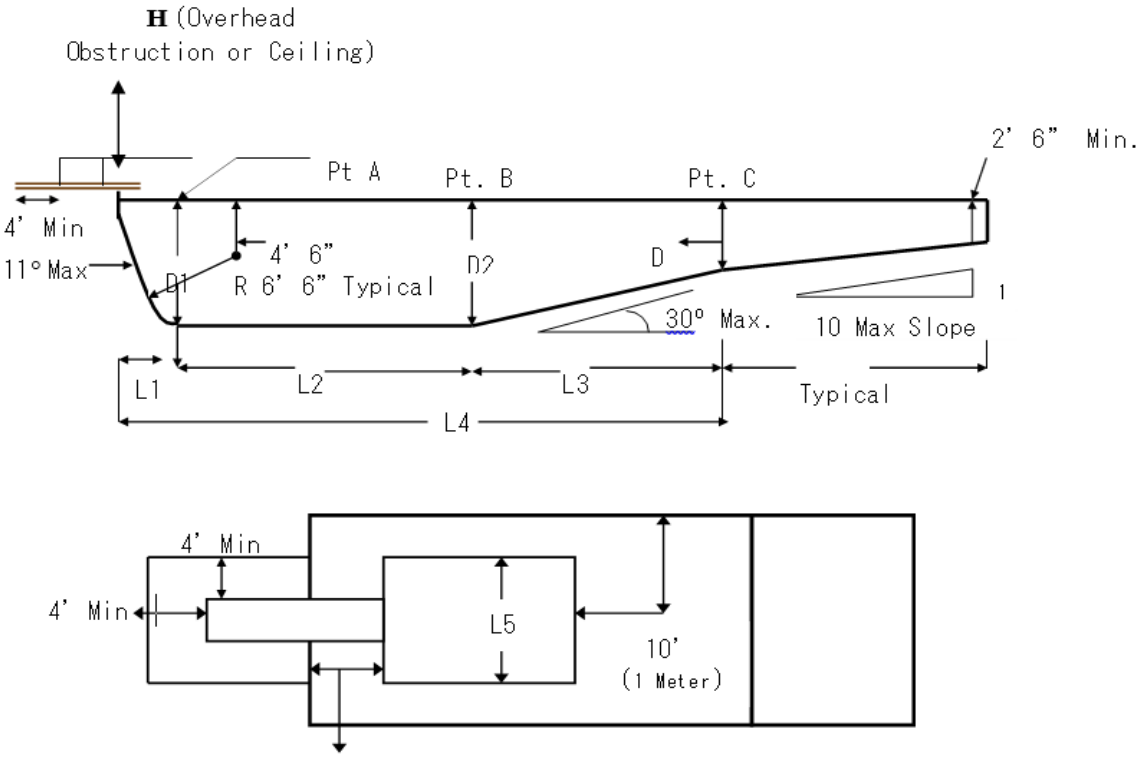
314.7 Emergency shutoff switch for spas and hot tubs. A clearly labeled emergency shutoff or control switch for the purpose of stopping the motor(s) that provide power to the recirculation system and jet system shall be installed at a point readily accessible to the users and not less than 1.5 m (5 ft.) 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.

Section 402.12; *change to read as follows (delete Table 402.12 and Figure 402.12):*

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

Figure 25 TAC 256.186(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.



Sections 411.2.1 and 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.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottomriser height allowed to taper to zero.

Sections 411.5.1 and 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 complywith all of the following:

1. The horizontal surface shall be not greater than 20 inches (508 mm) below the waterline.

2. An unobstructed surface shall be provided that is equal to or greater than that required for the top tread of the pool stairs in accordance with Section 411.2.

3. Where used as an entry and exit access, swimouts shall be provided with steps that comply with the pool stair requirements of Section 411.2.

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 inconjunction with pool stairs, shall comply with all of the following:

1. The horizontal surface shall be not greater than 20 inches (508 mm) below the waterline.

2. An unobstructed surface shall be provided that is not less than 10 inches (254 mm) in depth and not less than 24 inches (607 mm) in width.

3. Underwater seats and benches shall not be used as the required entry and exit access.

4. Where underwater seats are located in the deep area of the pool where manufactured or constructed diving equipment is installed, such seats shall be located outside of the minimum diving water envelope for diving equipment.

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. The horizontal surface shall be at or below the waterline.

7. A tanning edge or sun shelf used as the required entry and exit access shall be located not greater than 12 inches (305 mm) below the waterline.

Section 610.5.1; *change to read as follows:*

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

Section 804.1; *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.

Sections 6-723 through 6-731. Reserved. ”

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section l-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns	Maria Tu	Julie Holmer	Bob Kehr	Rick Horne	Chris Krupa Downs	Steve Lavine	Vidal Quintanilla Jr.	Mark D. Israelson
Mayor	*Mayor Pro Tem*	*Deputy Mayor Pro Tem*	*Place 2*	*Place 3*	*Place 4*	*Place 5*	*Place 8*	*City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2023 National Electrical Code
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To repeal in its entirety Ordinance No. 2022-1-14, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances; adopting the 2023 National Electrical Code, with certain additions, deletions, and amendments as the Electrical Code of the City of Plano; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2025-6-13**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2023 NEC Ordinance	6/3/2025	Ordinance

Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety Ordinance No. 2022-1-14, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances; adopting the 2023 National Electrical Code, with certain additions, deletions, and amendments as the Electrical Code of the City of Plano; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-14, the City Council of the City of Plano adopted the 2020 National Electrical Code, with amendments, and such was codified as Article IX, Electrical Code, of Chapter 6 of the Code of Ordinances of the City of Plano; and

WHEREAS, on January 21, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2023 National Electrical Code, a publication of the National Fire Protection Association, along with the appendices of such Code, and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon the recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2023 Edition of the National Electrical Code, and the local amendments thereto, should be approved and adopted as the Electrical Code of the City.

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

Section I. Ordinance No. 2022-1-14, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Article IX, Electrical Code, of Chapter 6 of the Code of Ordinances of the City of Plano, Texas, is hereby adopted to read as follows:

"Article IX. ELECTRICAL CODE

DIVISION 1. GENERALLY.

Sec. 6-271. Penalty.

Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-272 Adopted.

The 2023 Edition of the National Electrical Code, as published by the National FireProtection Association, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Electrical Code of the City to the same extent as if such code were copied verbatim in this Article.

Sec. 6-273. Short title.

The title of this Article shall be the “Electrical Code of the City of Plano,” and it may be cited as such.

Sec. 6-274. Definitions.

For the purposes of this Article, certain terms, phrases, works and their derivatives shall be defined and meanings construed as set out in this section.

Authorized person means an individual or authorized representative of a firm or corporation who is currently licensed under the provisions of this Article to do the work as permitted under the specific provisions of this Article.

Board means the Building Standards Commission as constituted in this Article.

Electrical construction means and includes all work and material used in installing, maintaining and extending a system of electrical wiring and all appurtenances, apparatus, and equipment used in connection therewith, inside of or attached to any building or structure, lot or premises.

Electrical contractor means any person engaged in the business of installing, maintaining or altering, by contract, electrical conductors or equipment.

Electrician means a person who is engaged in the work of electrical construction, maintenance, or repair and who is qualified under the terms and provisions of this Article.

Engineering Supervision means supervision by a qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations as referenced by TBPELS 137.59(a) and (b), as acceptable by the AHJ.

Inspector means an individual who has been designated by the city as an electrical inspector.

Intersystem Bonding Termination means a device that provides a means for connecting intersystem bonding conductors for communication systems and other systems to the grounding electrode system. Bonding conductors for other systems shall not be larger than 6 AWG.

Kitchen means an area with a sink and permanent facilities for food preparation and cooking.

Maintenance means the act of keeping in a state of safe operating condition any conductor or piece of equipment used inside or outside, attached or connected to any building electrical system by replacement of units or elements thereof, but shall not include extensions of, or additions or alterations to an existing system or branch thereof. *Owner* means any person, firm, partnership, or corporation holding legal title to or in any real property, building, or premises within the city limits.

Plans Examiner means an individual who has been designated by the City of Plano to perform code review on plans submitted to the building inspections department for permitting.

Registered (Licensed) means that the person has made application to the building inspections department and has satisfied the department that the person is qualified to do the work stated in the application, the necessary registration fees to date have been paid, and that the person's name is carried in the records of the electrical inspector as a person authorized to do electrical work as defined in this Article.

Repair means the act of restoring to a safe and sound condition as an operating unit or element any conductor or piece of equipment used either inside or outside, attached or connected to a building electrical system, but shall not include extensions of or additions to an existing system or branch thereof.

Special permission means the written consent of the electrical inspector. Such permission shall be based upon a reasonable interpretation of this Article with respect to a specific problem where a strict interpretation would create an injustice.

Texas Department of Licensing and Regulation (TDLR) is the umbrella licensing agency for the State of Texas that is responsible for regulating the Texas Electrical Safety and Licensing Act.

DIVISION 2. AMENDMENTS.

Sec. 6-275. Amendments.

The following amendments to the National Electrical Code adopted herein are hereby approved and adopted:

Article 110.2; *change to read as follows:*

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

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

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

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

Article 110.12 (B); *change to read as follows:*

(B) Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, corrosive residues or influences, fire, products of combustion, or water. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating. Except where prohibited elsewhere in this Code, equipment shall be specifically evaluated by its manufacturer or a qualified testing laboratory prior to being returned to service.

Article 210.8 (A); *change to read as follows:*

(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms
(2) Garages and also accessory buildings that have a floor located at or below grade-level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors
(4) Crawl spaces – at or below grade-level
(5) Basements
(6) Kitchens
(7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking

(8) Sinks – where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
(9) Boathouses
(10) Bathtubs or shower stalls – where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
(11) Laundry areas
(12) Indoor damp and wet locations

Exception No. 1: *Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.*

Exception No. 2: *A receptacle supplying only a permanently installed premises security system shall be permitted to omit ground-fault circuit-interrupter protection.*

Exception No. 3: *Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WSAF) installed for the purpose of supporting a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ground-fault circuit-interrupter protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.*

Exception No. 4: *Factory-installed receptacles that are not readily accessible and are mounted internally to exhaust fan assemblies shall not require GFCI protection unless required by the installation instruction or listing.*

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

Article 210.52 (C)(1); *change to read as follows:*

(1) Wall Spaces. Receptacle outlets shall be installed so that no point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space. The location of the receptacles shall be in accordance with 210.52(C)(3).

Exception: *Receptacle outlets shall not be required directly behind a range, counter-mounted cooking unit, or sink in the installation described in Figure 210.52(C)(1).*

Article 210.52 (C)(2); *change to read as follows:*

(**2**) **Island and Peninsular Countertops and Work Surfaces.** Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, a Chapter 3 wiring method shall be installed and supplied from a small appliance branch circuit to a listed outlet

box in the peninsular or island cabinet at an accessible location for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

Article 210.63 (B); *change to read as follows:*

(B) Other Electrical Equipment. In other than one- and two-family dwellings, a receptacle outlet shall be located as specified in 210.63(B)(1) and (B)(2).

(1) Indoor Service Equipment. The required receptacle outlet shall be located within the same room or area as the service equipment.

(2) Indoor Equipment Requiring Dedicated Equipment Spaces. Where equipment, other than service equipment, requires dedicated equipment space as specified in 110.26(E), the required receptacle outlet shall be located within the same room or area as the electrical equipment.

Article 220.6; *add a new article to read as follows:*

Article 220.6 Load Calculation. A load calculation shall be provided upon request when modifications to the electrical installation occur.

Article 230.85 (C); *change to read as follows:*

(C) Replacement. Where service equipment is replaced, all of the requirements of this section shall apply.

Exception: *Where a pre-existing installation is code compliant with 230.70 and only meter sockets, service entrance conductors, or related raceways and fittings are replaced, the requirements of this section shall not apply.*

Article 250.50; *change to read as follows:*

250.50 Grounding electrode System. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. Any building or structure supplied by a service or feeder with a foundation, footing or piers shall have either: (a) a concrete encased electrode, (b) a ground ring, 2/0 AWG grounding electrode conductor connecting two eight (8) foot driven ground rods spaced a minimum of twenty (20) feet apart connected by a 2/0 AWG bonding conductor buried in a trench at least 30 inches deep, or (c) chemical electrode installed.

Exception: *Concrete-encased electrodes of existing buildings or structures shall not be required to be part of the grounding electrode system where the steel reinforcing bars or rods are not accessible for use without disturbing the concrete.*

Article 408.4; *change to read as follows:*

408.4 Descriptions Required.

(A) Circuit Directory or Circuit Description. Every circuit and circuit modification shall be provided with a legible and permanent description that complies with all the following conditions as applicable:

(1) Located at each switch or circuit breaker in a switchboard or switchgear.
(2) Included in a circuit directory that is located on the face of, inside of, or in an approved location adjacent and permanently affixed to the panel door in the case of a panelboard.
(3) Clear, evident, and specific to the purpose or use of each circuit including spare positions with an unused overcurrent device.
(4) Described with a degree of detail and clarity that is unlikely to result in confusion between circuits.
(5) Not dependent on transient conditions of occupancy.
(6) Clear in explaining abbreviations and symbols when used.

(B) Source of Supply. All switchboards, switchgear, and panelboards supplied by a feeder(s) in other than one- or two-family dwellings shall be permanently marked in accordance with the following:

(1) With the identification and physical location of where the power originates.
(2) With a label that is permanently affixed and of sufficient durability to withstand the environment involved.
(3) Using a method that is not handwritten.

Article 410.118; *change to read as follows:*

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

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

Article 422.31 (B); *change to read as follows:*

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

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

Informational Note No 2: The following means of access are considered to constitute readily accessible for this code change when conforming to the additional access requirements of the I Codes:
(1) A permanent stair.
(2) A pull-down stair with a minimum 300 lb. (136 kg) capacity.
(3) An access door from an upper floor level.

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

500.8 Equipment. Explosion-proof or dust-ignition-proof equipment shall not be permitted for use at temperatures lower than -25ºC (-13ºF) unless they are identified for low-temperature service. 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) By special Permission Only. Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation accompanied by an owner’s engineering judgment. An engineering judgement must be signed and sealed under supervision of a qualified State of Texas licensed professional engineer engaged primarily in the design of maintenance of electrical installations as referenced by TBPELS 137.59(a)(b) as acceptable by the AHJ

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards,

indicating special conditions of use, and other pertinent information.

[Remainder of Article 500.8 is unchanged.]

Informational Note No. 2 of Article 505.7; *change to read as follows:*

Informational Note No. 2: Electrical equipment that is dependent on the protection technique permitted by 500.8(A) might not be suitable for use at temperatures lower than -20ºC (-4ºF) unless they are identified for use at lower temperatures. Low ambient conditions require special consideration. At low ambient temperatures, flammable concentrations of vapors might not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

Article 505.7 (A); *change to read as follows:*

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed under the supervision of a qualified State of Texas licensed professional engineer engaged primarily in the design or maintenance of electrical installations as referenced by TBPELS 137.59(a)(b) as acceptable by the AHJ.

Article 690.9 (D); *change to read as follows:*

(D) Transformers. Overcurrent protection for power transformers shall be installed in accordance with 705.30(F).

Article 695.6 (A)(1); *delete the exception and change to read as follows:*

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

Article 705.8 System Installation; *change to read as follows:*

705.8 System Installation. Installation of one or more electrical power production sources operating in parallel with a primary source(s) of electricity shall be performed only by qualified persons. During the installation there shall be on site one of the following:

(1) A person holding a Master Electrician License issued by the Texas Department of Licensing and Regulation.
(2) A person holding a Journeyman Electrician License issued by the Texas Department of Licensing and Regulation.

Article 705.80 Power Source Capacity; *change to read as follows:*

Article 705.80 Power Source Capacity. For interconnected power production sources that operate in island mode, capacity shall be calculated using the sum of all power source output maximum currents for the connected power production source. Solar photovoltaic (PV) and wind systems shall not be included in the sum capacity.

Article 710.15 (A); *delete the paragraph and information note in its entirety and change to read as follow:*

Article 710.15(A). Reserved.

Secs. 6-276 - 6-279. Reserved.

Sec. 6-280 Electrical signs.

All electrical display signs shall meet the requirements of other sections of this Article and any rule or regulation of any other ordinance or code issued by authority of the governing body of the city and the National Electrical Code, and shall be constructed and installed in accordance with the special regulations set forth in this section. Permits for installation of signs shall be obtained from the building inspections department before any signs are installed. Permit fees shall be obtained and paid for in the manner and in the amount set forth in the fee schedule as adopted by the city council.

Sec. 6-281. Supervision of work; limitation on employment of apprentices.

(a) In the actual work of installing, maintaining, altering or repairing any electric conductors or equipment for which this Article or other ordinance requires a permit, there shall be present and in direct supervision a qualified electrician of the proper classification. An electrical contractor or master electrician shall be liable and responsible for layout and technical supervision of any work which requires a permit and a journeyman or higher classified grade electrician shall be in direct “on the job” supervision of work carried on specified in this Article. Should it come to the attention of the electrical inspector or his assistants that such supervision and control are not being maintained, the Inspector may order the work to be discontinued and the person to whom the permit has been issued shall discontinue further work until proper supervision has been employed or supplied. Nothing in this section shall be construed as prohibiting the employment of apprentices assisting a person duly registered and qualified under the provisions of this Article. It shall be unlawful to have more than four (4) apprentice electricians working under the supervision of a duly registered person on any one job.

(b) A homeowner may personally install electrical conductors or equipment within his place of residence if the owner applies for and receives a permit, pays required fees, does work in accordance with this code, and applies for an inspection. Work performed by a homeowner, under the provisions of this section must be done by himself on homestead premises owned and occupied by him without compensation. The

homeowner shall not employ another person to assist him in any way on work done under the provisions of this section.

Sec. 6-282. Inspection and approval or rejection of rough work.

(a) When the rough wiring or installation work authorized by a permit issued under this Article is complete on any permit issued under this Article, the person responsible therefore shall notify the electrical inspector that the job is ready for inspection giving proper identification of the work and address. The electrical inspector shall then make an inspection of the electrical installation within twenty-four (24) hours from the time of notification (exclusive of Saturdays, Sundays and legal holidays).

(b) If such wiring or installation work has been installed in accordance with the terms or provisions of this Article, the electrical inspector shall sign an inspection notice noting thereon the date of approval of the work. More than one (1) rough inspection may be made without charge when the progress of construction requires such inspection.

(c) If the electric wiring or installation of fixtures or equipment inspected under this section is found to be faulty or incorrectly or defectively installed, the electrical inspector shall attach an inspection notice showing rejection of the work and make available to the responsible person who installed such work information as to the changes necessary to be made in order that the work may conform to this Article. The person responsible for such work shall, within twenty-four (24) hours from the time of notification; make or start to make changes ordered and shall proceed with the work until the same is completed. Upon completion thereof, he shall notify the electrical inspector to the effect that the defective work has been corrected. The latter then shall cause a re-inspection to be made, and if the work is found to comply with this Article he shall sign the inspection card noting thereon the date of approval of the work. If the electrical inspector shall again find the work incorrectly installed, they shall notify the responsible person of the necessary changes and shall again re-inspect the work. If the responsible electrician does not make the required changes before the permit expires, contractor registration shall be cancelled and the inspector shall refuse to issue to any such person any further permits until the work in question is corrected and approved.

Sec. 6-283. Final Inspection and approval or rejection of new work.

Upon completion of all electrical wiring or installations of fixtures or equipment in any building or on any premises for which a permit has been issued under this Article, the permittee shall notify the electrical inspector that the work is ready for final inspection, giving the permit number and street address. The electrical inspector shall then cause inspection to be made within twenty- four (24) hours from time of notification (exclusive of Sundays and legal holidays). If any faulty wiring or equipment is found, the electrician in charge shall be notified of the changes to be made in order that such work shall conform to this Article. If such work is found to be correctly installed, replaced or repaired, the electrical inspector shall endorse his approval upon the inspection certificate stating that the wiring and installation work has been installed in accordance with the provisions of this Article.

Sec. 6-284. Work not to be covered until approved.

It shall be unlawful for any person to cover or cause to be covered any part of a wiring installation with flooring, lath, wallboard, or other material until the electrical inspector has approved the wiring installation, in part or as a whole, as required by this Article.

Sec. 6-285. Connection prior to issuance of certificate of approval.

(a) It shall be unlawful for any person to make connections from a source of electrical energy to any electrical wiring, devices or equipment on an installation for which a permit is requiredby this Article, until a certificate of approval has been issued by the electrical inspector authorizing such connection, and the use of such wiring, devices or equipment.

(b) It shall be unlawful for any person to make connections from a source of electrical energy to any electrical wiring, devices or equipment which has been disconnected by order of the electrical inspector or the use of which has been prohibited for reasons set forth in this Article until a certificate of approval has been issued by the inspector authorizing the reconnection and use of such wiring, devices or equipment.

Sec. 6-286. Removal of abandoned wire and unused poles and apparatus.

It shall be the duty of the electrical inspector to cause all abandoned wire, unused poles or electrical apparatus on the outside of the building or in streets or alleys to be removed at the expense of the owners thereof by giving such owners written notice.

Sec. 6-287. Inspections of existing installation – complaint driven.

Upon receipt of a complaint of suspected violations of this Article, the electrical inspector shall inspect/re-inspect electric wiring, electric devices and electric equipment previously installed, or that may be installed in any building of the city and within the scope of this Article. If the installation of any such wiring, devices or equipment is found to be defective, dangerous or in an unsafe condition, the electrical inspector shall notify the owner in writing of such condition. The person owning, using or operating the same shall make the necessary repairs or changes required to place such wiring, devices or equipment in a safe condition, within five (5) days or any longer period specified by the electrical inspector. The electrical inspector shall immediately order the disconnection or discontinuance of electrical service to such wiring, device or equipment until the same has been made safe as directed.

Sec. 6-288. Unauthorized alternation of conductors or equipment.

It shall be unlawful for any unauthorized person to, in any manner, change or alter electrical conductors or equipment in or on any building. If, in the course of erecting a

building or structure, electrical conductors or equipment have previously been installed in such a position as to interfere with the erection or completion of the structure, notice shall immediately be given the authorized person or firm using the electrical conductors or equipment, and shall be required to accomplish this needed change in accordance with this Article.

Sec. 6-289. Service of notices or orders.

If the person to whom any order or notice issued pursuant to the provisions of this Article is directed, cannot be found after reasonable search has been made, such order or notice may be served by posting the same in a conspicuous place upon the premises occupied by him or where the defects recited in the order or notice are alleged to exist, or on the premises which may be deemed unsafe or dangerous. Such service shall be equivalent to personal service of such order or notice. Any order to comply with the terms of such order or notice may be sent by mail in a sealed envelope with postage prepaid and directed to the address of the electrician, owner, lessee or occupant of the premises where the defects recited in the order are alleged to exist, and shall be equivalent to personal service of such order.

Sec. 6-290. Modification or waiver.

The electrical regulations of this Article may be modified or waived in writing by the chief building official pursuant to Section 90-4 of the Electrical Code, as amended, when such modification or waiver is reasonable and does not differ from the intent of this Article and does not create an injustice. In all cases such waiver shall be obtained from the chief building official prior to starting the work, and a copy of the waiver shall be filed in the Building Inspections Department office. A denial of such a waiver may be appealed to the Building Standards Commission.

Sec. 6-291. Liability of City and owner of property for damages.

The regulations of this Article shall not be construed to relieve from or lessen the responsibility or liability of any person owning, operating or installing electrical conductors, devices, appliances, fixtures, apparatus, motors, or equipment for damages to persons or buildings caused by any defect therein by reason of the inspection authorized in this division or the certificate of approved inspection issued by the electrical inspection section as provided in this division. The city shall not be held liable for any damages by reason of the enforcement of this Article.

Sec. 6-292. Liability of Electrical Inspectors.

Where action is taken by the electrical inspectors to enforce the provisions of this Article, such acts shall be done in the name of and on behalf of the city, and the inspectors, in so acting for the city, shall not render themselves personally liable for any damage which may accrue to person or property as a result of any act committed in the discharge of their duties.

Secs. 6-293 – 6-300. Reserved.

DIVISION 3. APPLICATION

Sec. 6-301. Compliance generally.

(a) The provisions of this Article shall apply to all installations of and work done on electrical conductors, fittings, devices, motors, controls, appliances, fixtures, electronic devices, signs and gaseous tubing, within or on public and private buildings and premises, with exceptions as provided in this Article.

(b) All installations of electrical conductors or equipment and all existing installations which are altered shall conform to the requirements for a sufficient and safe electrical structure and system under this Article.

(c) Repair and maintenance work shall be such that if any electrical conductor or equipment is removed and later replaced, the same shall be replaced in accordance with the provision of this Article

Sec. 6-302. Radio and television transmitting equipment.

The provisions of this Article shall apply to electrical equipment used for supplying electrical power for radio transmission in amateur radio transmitting stations and shall apply to all electrical equipment used for power supply to radio and television transmitting equipment, but shall not apply to other electrical equipment used for radio transmission.

Sec. 6-303. City, county and school districts departments and buildings.

The various departments and buildings of the city, the county, and of the Plano Independent School District shall be subject to the provisions of this Article, but shall be exempt from the requirements of fees.

Sec. 6-304. Low voltage conductors and equipment.

This Article shall not apply to low voltage, electrical conductors or equipment when served from a source of supply which is limited by design or construction, other than fuses, so that the voltage shall never exceed fifty (50) volts, and so that current in excess of ten (10) amperes on short circuit would not be possible.

Secs. 6-305 – 6-317. Reserved.

DIVISION 4. ELECTRICAL INSPECTOR

Sec. 6-318. Powers generally.

The electrical inspector shall have the following powers:

(1) To enforce the provisions of this Article and issue citation to any person who violates any of such provisions.

(2) To enter any house by due process of law, if necessary, during reasonable hours, to examine any electrical wiring or installation of electrical wiring, fixtures or equipment therein, in the performance of his official duties.

(3) To order the electric disconnection of service where improper or defective wiring exists or where electrical construction or equipment has been installed without a permit as required in this Article.

(4) To order compliance with provisions of this Article where a change of occupancy occurs in a building which requires changes or alterations to existing wiring.

(5) To disconnect electrical service or services in cases of emergency where necessary, for safety of persons or property or where electrical equipment may interfere with the work of the fire department.

(6) To attach to electrical equipment or electrical meters any official notice or seal which might be necessary to prevent the use of electricity. It shall be unlawful for any person to use any such seal or break, change, destroy, tear, mutilate, cover or otherwise deface or injure any such notice or seal posted by an electrical inspector.

Sec. 6-319. Special rulings.

If a special ruling by the chief building official, or the official's designee, is necessary to govern electrical construction of some particular occupancy or building not covered by this chapter or by the National Electrical Code, as approved by the National Fire Protection Association and adopted in this Article, whereby all wiring for similar types of occupancy or building will be changed in the future, a copy of such ruling shall be filed in the office of the chief building official and such special ruling shall be approved by the board before it becomes effective.

Sec. 6-320 Conflicts of Interest

It shall be unlawful for city electrical inspectors to engage in the business of the sale, installation or maintenance of electrical conductors, devices, appliances, fixtures, or other electrical equipment, either directly or indirectly, and they shall have no financial interest in any concern engaged in such business at any time while in the employ of the city as an electrical inspector without prior approval by the department head.

Secs. 6-321 – 6-326. Reserved.

DIVISION 5. REGISTRATION (LICENSING) OF ELECTRICIANS

Sec. 6-327. Required.

(a) It shall be unlawful for any person to engage in the business of installing, maintaining, altering or repairing any wiring, fixtures, or equipment used for conducting electricity for which a permit is required by this Article, or for any person to in any manner undertake to execute such work, unless such person is licensed in accord with the Texas Department of Licensing and Regulation (TDLR) and has a current certificate of registration per Sec. 6-328.

(b) Only persons who are employed by a registered electrical contractor or a registered electrical sign contractor with the appropriate license category may perform electrical work under the supervision of the master electrician, or master sign electrician, whichever is applicable.

(c) Persons who are not licensed electricians may carry out the following classes of work:

(1) The replacement of lamps, fuses and connection of portable devices to suitable receptacles, which have been permanently installed.

(2) The installation, alteration or repairing of any wiring, devices or equipmentfor the operation of a signal or the transmission of intelligence, where such wiring, devices, appliances, or equipment are operated at a voltage not exceeding fifty (50) volts between conductors and do not include generating equipment.

(3) The installation, alteration or repair of electrical wiring, devices, appliances and equipment by or for an electrical public service corporation operating under a franchise from the city when for the use of such corporation in the generation, transmission, distribution or metering of electrical energy or for the use of such a corporation in the operation of street railways, signals or transmission of intelligence as specified in Sec. 6-302.

Sec. 6-328. Classifications.

There shall be two (2) classes of local electrical registration as follows:

(1) Electrical Contractor Registration.

(2) Electrical Sign Contractor Registration.

Sec. 6-329. Application.

(a) *Generally*. To secure a registration, as a qualified and competent electrician in either of the classes set out in this division, an application shall be made in writing and addressed to the building inspections department. The application shall show the applicant's name and address, and such other information as may be prescribed by the

building inspections department and shall be made out on forms available in the office of the electrical inspector.

(b) *Electrical Contractor.* An applicant for a registration as an electrical contractor shall file with the application an affidavit setting forth the name of the person who is the owner of the business, his address and that of the place of business; or if the business is a firm, partnership or corporation, the names of officers who own or operate the business and their addresses, the address of the business, and the name and address of the person who shall be responsible for the conduct and in charge of the business for all work done under this Article. The applicant shall further state the method of supervision of work to be contracted by the firm and the name of the registered master electrician who is legally proficient as specified in this Article, and shall be responsible for the actual installation, repair and/or maintenance of the electrical conductors and equipment which is to be carried on by the person, firm or corporation.

(c) *Electrical Sign Contractor.* An applicant for a registration as an electrical sign contractor shall file with the application an affidavit setting forth the name of the person who is the owner of the business, his address and that of the place of business; or if the business is a firm, partnership or corporation, the names of officers who own or operate the business and their addresses, the address of the business, and the name and address of the person who shall be responsible for the conduct and in charge of the business for all work done under this Article. The applicant shall further state the method of supervision of work to be contracted by the firm and the name of the registered master sign electrician who is legally proficient as specified in this Article, and shall be responsible for the actual installation, repair and/or maintenance of the electrical conductors and equipment which is to be carried on by the person, firm or corporation.

Sec. 6-330. Reserved.

Sec. 6-331. Reserved.

Sec. 6-332. Expiration and renewal of certificates.

City registration issued under this division shall expire annually on the date of the original registration. No permits or inspections will be issued or completed for a contractor whose registration has expired.

Sec. 6-333. Reserved.

Sec. 6-334. Registration not transferable.

Registration issued under this division shall not be transferable. It shall be unlawful for anyperson to lend, rent or transfer his registration or any rights thereunder to any other person, or for any person to make use of any such rights which are not actually his own.

Sec. 6-335. Reserved.

Sec. 6-336. Altering Registration.

It shall be unlawful for any person other than the electrical inspector at the direction of the building inspections department to alter or amend in any manner any registration issued under this division.

Sec. 6-337. Cards to be carried on person and exhibited upon request.

Every holder of a license issued by the Texas Department of Licensing and Regulation (TDLR) shall carry the license on their person at all times while doing electrical work and shall produce and exhibit it when requested by an electrical inspector or proper official of the city.

Sec. 6-338. False representations as to registration.

It shall be unlawful for any person to falsely represent themselves as a registered electricianof any class set forth in this division or to use the words “electrical contractor,” “electrical sign contractor”, or words of similar import or meaning on signs, cards, stationery, or by any other manner whatsoever, unless such person is properly registered within the meaning of the words usedas provided in this Article.

Sec. 6-339. Record of registration.

The building inspections department shall keep a record of the name and place of business of all persons to whom registration has been issued under this division, provided that the department shall not be responsible for the record of any person whose registration has not been renewed or has lapsed for a period in excess of twelve (12) months.

Sec. 6-340. License not transferable.

It shall be unlawful for any licensed master electrician, or master sign electrician to allow their license to be used by another electrician to permit any job of electrical wiring in the city.

Sec. 6-341. Suspension or revocation of registration.

(a) The chief building official, or the official’s designee, shall have the power to temporarily suspend the registration of any electrical contractor, or electrical sign contractor who:

(1) Obtains a certificate by fraud or deceit;

(2) Takes out electrical permits in the name of some person, firm, or corporation authorized by law to do electrical work and thereafter permits an unauthorized

person to do the work;

(3) Engages in any gross negligence, incompetence, or misconduct in the performance of electrical work within the jurisdiction of the city;

(4) Fails to obtain a permit for electrical work that is performed within the jurisdiction of the city; or

(5) Fails to obtain all necessary inspection approval required to complete the work as described in the permit.

(b) The building inspections department shall inform the board in writing of any temporary suspensions and the basis thereof within two (2) business days of issuing the temporary suspension. A hearing will be scheduled before the board not later than ten (10) business days from the date the temporary suspension was issued. The alleged violator shall be notified in writing via certified mail of the date, time and location of the hearing. The alleged violator may appear in person or thru counsel or both, at the time and place named in the notice and make defense to the same.

(c) The board shall have the power, through its chairman or secretary to administer oaths and to compel the attendance of witnesses before it by subpoena issued over the signature of the secretary of the board. The city attorney shall provide counsel for the board.

(d) If the accused admits liability or if upon a hearing the board, by vote of five (5) or more of its members, shall find them to be true, it shall enter a finding suspending or revoking the registration of such electrical contractor or electrical sign contractor. The board shall render a decision within forty-eight (48) hours of the hearing.

(e) The board shall, in reciting its decision after a hearing under this section, make provisions for reinstatement. Such reinstatement provisions shall be filed as a part of the record and a copy shall be made and given or mailed within twenty-four (24) hours to the electrical contractor or electrical sign contractor. Once the requirements have been fulfilled the electrical contractor or electrical sign contractor may notify the chief building official in writing of compliance. If the chief building official determines that all requirements have been fulfilled, the registration shall be reinstated. If the chief building official determines that all requirements have not been fulfilled, the registration shall not be reinstated. Failure to reinstate can be appealed to the board.

(f) The building inspections department shall inform the board in writing of any failure to reinstate within two (2) business days of issuing the denial. A hearing will be scheduled before the board not later than ten (10) business days from the date of the denial of reinstatement. The violator shall be notified in writing via certified mail of the date, time and location of the hearing. The violator may appear in person or by counsel or both, at the time and place named in the notice and make defense to the same.

(g) The board shall render a decision not later than forty-eight (48) hours after a

hearing and a copy shall be made and given to the electrical contractor or electrical sign contractor withintwenty-four (24) hours of the rendering of the decision.

(h) An electrical contractor or electrical sign contractor adversely affected by a decision of the board shall have the right to appeal the decision to the district court.

(i) It shall be unlawful for any person whose rights under a registration have been suspended or revoked to engage in or do electrical work for which this Article requires a permit.

Sec. 6-342. Termination of registration.

Each registration, when issued under this division, shall be issued to a person, firm or corporation to be known as the holder of the registration, and should such firm or corporation dissolve or surrender its charter; such registration shall become null and void. No refund shall ever be made for the un-expired portion of the registration.

Sec. 6-343-350. Reserved.

DIVISION 6. WORK PERMITS

Sec. 6-351. Required.

(a) It shall be unlawful for any person to install or cause to be installed, or to permit any person to install, any electrical wiring, fixtures or equipment, or to make any alterations, additions, changes or repairs, within the scope of this Article, without first having procured a permittherefore issued by the electrical inspector. One (1) permit shall be allowed for each building for which rough work for electrical conductors or electrical equipment is installed.

(b) Notwithstanding the provisions of subsection (a), no permit shall be required for the making of a minor repair or for maintenance work, the replacement of lamps, or the connection of portable electrical equipment to suitable permanently installed receptacles. No permit shall be required of an appropriately registered person for the replacing of a refrigeration motor by another motor of the same horsepower and ampere rating, solenoid valves, low pressure controls, or other controls that are a part of the refrigeration system when the electrical supply to same is or has been properly installed by a registered electrician.

Sec. 6-352. Application.

Application for a permit required by this division shall be made in writing upon forms provided by the Building Inspections Department. With such application there shall be filed, when requested by the electrical inspector, a diagram or plan showing clearly the character and kind of wiring or installation of fixtures or equipment to be done. The plan or diagram shall show the manner in which the electrical installation is to be made, or the character of any repairs to any existing electric installation. Such application shall

include the following information; street and house number, name of addition where the work is to be done, name of the owner, kind of building, number of stories in the building, and a list of electrical fixtures and appliances to be installed.

Sec. 6-353. Fee.

Prior to issuance of a permit required by this division, the applicant therefore shall pay a permit fee in accordance with the schedule as adopted by the city council.

Sec. 6-354. To whom issued.

Permits may be issued to registered electrical contractors or electrical sign contractors qualified to secure permits as set forth in this Article, or their duly authorized agents, and to owners to personally perform repair, maintenance or electrical construction work upon premises owned by them. Qualified registered electricians shall certify their duly authorized agents to the electrical inspector in the form of an affidavit stating that such registered electrician assumes all and full responsibility for any permit taken out or applied for by such agents. The certification shall be kept in the files of the building inspections department.

Sec. 6-355. Issuance or refusal.

When the plans examiner finds the application for a permit under this division to be correct and the diagram or plan and specifications, when requested are approved, and all fees have been paid, the permit will be issued. Upon receipt of such permit, the permittee may start or cause to start the proposed job and make the installation described, in the application, requesting inspection by the city inspectors in the proper sequence as the work progresses. If the plans relating to electrical wiring or installation of fixtures or equipment and the permit application are found to be incorrect or faulty, they shall be disapproved and the permit refused, and the electrical inspector shall notify the applicant, listing the corrections necessary to comply with this Article and rules and regulations of the inspection section.

Sec. 6-356. Permits for part jobs.

When one (1) electrical contractor completes the rough work, in whole or in part, on any electrical wiring or installation of fixtures or equipment and a second electrical contractor is called upon to complete the work, regular fees prescribed by this division shall be paid for the work to be done. Each electrical contractor shall be held responsible only for the work installed by the contractor. Before the second electrical contractor is issued a permit for the completion of electrical wiring or installation of fixtures or equipment, the electrical inspector shall first notify the electrician holding the original or first permit, if the electrician can be found, that the second permit is to be issued. The issuance of the second permit shall cancel the first permit and no refund of fees shall be made.

Sec. 6-357. Revocation of permit.

The chief building official shall have the right to revoke a permit issued under this division if there has been misrepresentation of facts or any violation of the provisions of this Article.

Sec. 6-358 – 6-435. Reserved."

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns *Mayor* | **Maria Tu** *Mayor Pro Tem* | **Julie Holmer** *Deputy Mayor Pro Tem* | **Bob Kehr** *Place 2* | **Rick Horne** *Place 3* | **Chris Krupa Downs** *Place 4* | **Steve Lavine** *Place 5* | **Vidal Quintanilla Jr.** *Place 8* | **Mark D. Israelson** *City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Building Code
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance to repeal in its entirety City of Plano Ordinance No. 2022-1-10, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-6-14**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2024 IBC Ordinance	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-10, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-10, the City Council of the City of Plano adopted the 2021 International Building Code, with amendments, and such was codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano ("City"); and

WHEREAS, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Building Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Building Code of the City.

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

Section I. Ordinance No. 2022-1-10, duly passed and approved by the City Councilof the City of Plano, on January 24, 2022, is hereby repealed in its entirety.

Section II. A new Article II, Building Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"ARTICLE II. BUILDING CODE

DIVISION 1. GENERALLY

Sec. 6-16. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-17. Adopted.

The 2024 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Building Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2024 Edition of the International Building Code is on file in the office of the City Secretary.

Sections 6-18 through 6-36. Reserved.

DIVISION 2. AMENDMENTS

Sec. 6-37. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Building Code adopted in this Division are hereby approved and adopted:

Section 101.4; *change section to read as follows (Sections 101.4.1 through 101.4.7 to remain unchanged):*

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

Section 101.4.8; *add the following new section:*

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

Sections 103 and 103.1; *change to read as follows [Sections 103.2 and 103.3 to remain unchanged]:*

SECTION 103
BUILDING INSPECTIONS DEPARTMENT

103.1 Creation of enforcement agency. The Building Inspections Department ("agency") is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of the code.

Section 104.2.4.1 Flood hazard areas; *delete section in its entirety.*

Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas; *delete section in its entirety.*

Section 105.1.1; *change section to read as follows:*

105.1.1 Toilet facilities. At least one permanent or temporary toilet facility shall be maintained at every site where a building permit has been issued, as long as a building permit is active for the project.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Codeand is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, whichis serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Section 105.1.2 Annual permit records; *delete section in its entirety.*

Section 105.2; *change the Building category to read as follows (all other provisions and text of Section 105.2 to remain unchanged):*

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m^2).

2. *[Item deleted.]*

3. Oil derricks.

4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. 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.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below, and that are not part of an *accessible route* and not in the city right-of-way.

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

8. Temporary motion picture, television and theater stage sets and scenery.

9. 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.

10. *[Item deleted.]*

11. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.

12. Window awnings in Group R-3 and U occupancies, supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.

13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 105.3; *change section to read as follows:*

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building inspections 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 documents* and other information as required in Section 107.

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 issued to a registered contractor.

General: To obtain a permit, the applicant shall be registered as a contractor. A contractor may register by making application on forms provided by the *building official*.

Exception:

1. Homeowners may obtain permits for their private residence without being registered, however a contractor working under the homeowner's permit must meet state requirements for license registration.

2. Contractors exempt from local registration fees must show proof of state license.

Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required approved inspections.

2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.

3. Expiration, suspension or revocation of required license or insurance.

Section 105.3.1; *change section to read as follows:*

105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing in compliance with state law. If the application or the *construction documents* 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 this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section 105; *change Section 105 by adding a new Section 105.8 to read as follows:*

105.8. Withdrawn permits. *Permits* may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding $100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a *permit* to complete the work, or when work has started unless an inspection has been made and the building official has determined that

the existing work has created no violation of any code or ordinance.

Expired *permits* may be withdrawn if determined by the *building official* that no work has commenced. Withdrawn *permits* with fees of less than one hundred ($100) dollars are nonrefundable.

Section 107.3.1; *change section to read as follows:*

107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing, or by a stamp which states, “APPROVED AND APPROVED AS NOTED BY THE BUILDING OFFICIAL.” One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of the work, and shall be open to inspection by the *building official* or a duly authorized representative.

Section 109*;* *change Section 109 by adding Sections 109.7, 109.8, 109.9, and 109.10 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 is 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. There is a 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 jobsite.

109.8 Work without a permit; 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.

109.9 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.

109.10 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.

Section 110.3.6*;* Lath, gypsum board and gypsum panel product inspection; *the Exception is deleted in its entirety; remainder of section is unchanged.*

Section 111.2; *change section to read as follows:*

111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of this code or other laws that are enforced by the department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The *permit* number.
2. The address of the structure.
3. *[Item deleted.]*
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the *permit* was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design *occupant load*.
11. Where an *automatic sprinkler system* is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

Section 113; *change the title of the section and Section 113.1 to read as follows:*

SECTION 113
BUILDING STANDARDS COMMISSION

113.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a building standards commission ("commission," "board," or "board of appeals"). The commission shall be appointed by the Plano City Council and shall hold office at its pleasure. The commission shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

Section 202*;* *change the 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 persons who are rendered incapable of self-preservation by the services provided. This group may include, but not be limited to, the following:

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

Section 202*;* *add a 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.

Section 202; *add a definition of "High-piled Combustible Storage" to read as follows:*

HIGH-PILED COMBUSTIBLE STORAGE.

1. Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. Where required by the *fire code official*, *high-piled combustible storage* also includes certain high-hazard commodities, such as rubber tires, Group A plastics, *flammable liquids*, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.

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

Section 202*;* *change the definition of "High-Rise Building" to read as follows:*

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

Section 202*;* *change the definition of "Repair Garage" to read as follows:*

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

Section 202; *change the 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 the *building official* as having the competence necessary to inspect a particular type of construction requiring *special inspection*.

Section 303.1.3; *change section 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.

Section 304.1; *add the following to the list of occupancies in Section 304.1 Business Group B:*

Fire stations
Police stations with detention facilities for 5 or less

Table 307.1.1 Hazardous Materials Exemptions; *change the exemption for "Cleaning establishments with combustible liquid solvents" in Table 307.1.1 to read as follows:*

Cleaning establishments with *combustible liquid* solvents having a *flash point* of 140°F (60°C) or higher in closed systems employing equipment *listed* by an *approved* testing agency, provided that this occupancy is separated from all other areas of the building by 1-hour *fire barriers* constructed in accordance with Section 707 of 1-hour *horizontal assemblies* constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1; *change section to read as follows:*

403.1 Applicability. *High-rise buildings* shall comply with Sections 403.2 through 403.6.

Exceptions: The provisions of Sections 403.2 through 403.6 shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.2.

2. *Open parking garages* in accordance with Section 406.5.

3. The open air portion of a building containing a Group A-5 occupancy in accordance with Section 303.6.

4. Special industrial occupancies in accordance with Section 503.1.1.

5. Buildings containing any one of the following:

    5.1 A Group H-1 occupancy.
    5.2 A Group H-2 occupancy in accordance with Section 415.8, 415.9.2, 415.9.3 or 426.1
    5.3 A Group H-3 occupancy in accordance with Section 415.8.

Section 403.3; *change section to read as follows (Exception deleted):*

403.3 Automatic Sprinkler system. Buildings and structures shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 403.3.3.

Section 403.3.2; *change section to read as follows:*

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

Exception: Two connections to the same main shall be permitted provided that the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections.

Section 406.3.3.1*;* *change section to read as follows:*

406.3.3.1 Carport separation. 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).

A separation is not required between any occupancy and an accessory U carport provided the carport is entirely open on all sides, the eave-to-eave or eave-to-property line

(assumed or real) horizontal separation is at least 5 (five) feet, constructed of non-combustible materials and for the storage of automobiles.

Shade structures used for commercial playgrounds or commercial use do not require fire separations provided shading materials have flame-retardant certificates and framing members are of non-combustible construction.

Section 502.1; *change section to read as follows:*

502.1 Address identification. Approved numerals of minimum six (6) inches in height and of a color contrasting with the background designating address shall be placed on all new and existing buildings or structures as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved six (6) inch in height building numerals or address and three (3) inch in height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum twenty (20) inch by thirty (30) inch background or border.

Section 503.1; *change section to read as follows:*

503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, *building height*, number of *stories* and *building area* shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. *Building height*, number of *stories* and *building area* provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building. Where a building contains more than one distinct type of construction, the building shall comply with the more restrictive *building area*, *height*, and *stories* for the lesser type of construction or be separated by *fire walls*, except as allowed in Section 510.

Table 506.2 Allowable Area Factor in Square Feet*;* *delete footnote "i" from the table.*

Section 506.3.1; *change section to read as follows:*

506.3.1 Minimum percentage of perimeter. To qualify for an area factor increase based on frontage, a *building* shall have not less than 25 percent of it perimeter on a *public way* or open space. Such open space shall be either on the same *lot* or dedicated for public use and shall be accessed from a street or approved *fire lane*. In order to be considered as accessible, if not in direct contact with a street or *fire lane*, a minimum 10-foot-wide pathway meeting fire department access from the street or approved *fire lane* shall be provided.

Section 602.1.1; *change section to read as follows:*

602.1.1 Minimum requirements. A *building* or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a *building* actually conform to a higher type of construction. Where a *building* contains more than one distinct type of construction, the *building* shall comply with the most restrictive *building area*, *height*, and *stories*, for the lesser type of construction or be separated by *fire walls* in accordance with Section 706.

Section 708.4.3*;* *change Exception 1 of Section 708.4.3 "Fireblocks and draftstops in combustible construction" to read as follows (remainder of section and exceptions are unchanged):*

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 protection is provided in the space between the top of the *fire partition* and 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 draftstopping.

Section 718.3*;* *change Exception of Section 718.3 "Draftstops in floors" to read as follows (remainder of section is unchanged):*

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

Section 718.4; *change Exception of Section 718.4 "Draftstops in attics" to read as follows (remainder of section is unchanged):*

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

Section 901 General
Sec. 901.5; amended by the addition of the following to the first paragraph:

All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48-hour notice to the Fire Chief or his representative.

Sec. 901.7 is amended to read as follows:

Sec. 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, alarms or unwanted alarms, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, standby personnel shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Section 903 Automatic Sprinkler Systems
Sec. 903.1.1 is amended to read as follows:

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

Sec. 903.2 is amended to read as follows:

Sec. 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machines spaces, and elevator hoist ways. Storage shall not be allowed within the elevator machine room.

Sec. 903.2 is amended by deleting the Exception:

Sec. 903.2.1.1, 903.2.1.3, 903.2.1.4, are amended to read as follows:

Sec. 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m^2).

2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than the level of exit discharge.

4. The fire area contains a multi theater complex.

Sec. 903.2.1.3 Group A-3. An automatic sprinkler system shall be for Group A-3 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m2).

2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than the level of exit discharge.

Sec. 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m^2).

2. The fire area has an occupant load of 300 or more

3. The fire area is located on a floor other than the level of exit discharge.

Sec. 903.2.2 is amended to read as follows:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1, 9.3.2.2.2, and 903.2.2.3.

Add new section 903.2.2.3 to read as follows:

Sec. 903.2.2.3 Fire area. Where a Group B fire area exceeds 6,000 square feet (557.4 meters squared).

Sec. *903.2.3, 903.2.4, 903.2.4.2, 903.2.7, 903.2.9, 903.2.9.1, and 903.2.9.3 are amended to read as follows:*

Sec. 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E fire areas greater than 6,000 square feet (557.4m^2) in area;

2. Throughout every portion of educational building below the level of exit discharge.

   Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

3. The Group E fire area has an occupant load of 300 or more.

Sec. 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 Occupancy where one of the following conditions exists:

1. Where a Group F-1 fire area exceeds 6,000 square feet (557.4m^2);

2. Where a Group F-1 fire area is located more than three stories above grade plane; or

3. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m^2).

4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.

5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

Sec. 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M Occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet (557.4m^2).

2. Where a Group M fire area is located more than three stories above grade plane.

3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m^2).

Sec. 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 Occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.4m^2).

2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m^2).

4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m^2).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m squared).

Sec. 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.4m^2).

2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet (557.4m^2).

3. Buildings with a repair garage servicing vehicles parked in the basement.

4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m^2).

5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 meter squared).

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

Sec. 903.2.9.4 is amended by the deleting the exception.

Sec. 903.2.9; add new Section 903.2.9.5 to read as follows:

Sec. 903.2.9.5 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Sec. 903.2.10 is amended be the addition of a 4th condition:

Sec. 903.2.10 Group S-2 parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the *fire area* of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 12,000 square feet (1115 m^2)

2. Where the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, is located beneath other groups.

   Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m^2).

4. Where two or more sides of the garage are not accessible by the Fire Department ladder truck.

Sec. 903.2.11.3 is amended to read as follows and deleting the exception:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the *International Building Code*, located 35 feet (10,688 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Sec. 903.2.11; add new Sections 903.2.11.7, 903.2.11.8, 903.2.11.9, and 903.2.11.10 to read as follows:

Sec. 903.2.11.7 High Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 32 to determine if those provisions apply.

Sec. 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.

Sec. 903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings over 6,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.

Exceptions:

1. Parking garages in compliance with Section 903.2.10 of the International Fire Code.

2. When of non-combustible construction, the area of awning extension or free-standing canopies, both sides, and not used for display or storage shall not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

Sec. 903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

Sec. 903.3.1.1.1 is amended to read as follows:

Sec. 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 rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely 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. 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.

3. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Sec. 903.3.1.2 is amended by adding the following paragraph at the end.

Sec. 903.3.1.2 NFPA 13R Sprinkler Systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protections in combustible attics of buildings two (2) or more stories in height.

Sec. 903.3.1; add new Sections 903.3.1.4 and 903.3.1.5 to read as follows:

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

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

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

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and

2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and

3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

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

Sec. 903.3.1.5 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.

2. Fire department connections for automatic sprinklers and standpipes shall be provided with one 5-inch Storz connection. For system demands greater than 150 psi an additional 2 ½ inch Siamese connection and sign identifying pressure demand shall be required. Each shall have an independent check valve.

3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.

4. At least one inspection test valve shall be located at the remote system area.

5. Fire pumps shall be equipped with a properly sized test header.

6. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.

7. Porches and balconies shall be sprinkled on all Group R-2 and R-3 occupancies.

8. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

Sec. 903.3.5 is amended to include a second paragraph to read as follows:

Water supply as required for automatic sprinkler and automatic standpipe systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10-psi safety factor.

Sec. 903.3.9 is amended to read as follows:

Sec. 903.3.9 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Sec. 903.4.1 is amended to include a second paragraph after the exceptions to read as follows:

Sec. 903.4.1 Electronic Supervision. 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 a minimum of 45 seconds and not more than 90 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.

Sec. 903.4.3 is amended to include a second paragraph to read as follows:

Sec. 903.4.3 Alarms. The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 905 Standpipe Systems
Sec. 905.2 is amended to read as follows:

Sec. 905.2 Installation standards. Standpipe system 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.

Sec. 905.3.2 Group A; is amended by deleting exceptions 1 and 2.

Sec 905.3 is amended by adding new Section 905.3.8 to read as follows:

Sec. 905.3.8 Travel Distance. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane.

Sec. 905.4 Location of Class I standpipe hose connections *item 5 is amended to read as follows:*

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 hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

Sec. 905.4 is amended to by the addition of item 7 as follows:

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 or pathways thereafter.

Sec. 905; is amended by deleting Section 905.5.

Sec. 905; is amended by deleting Section 905.6

Sec. 905.9 is amended to add a second paragraph after the exceptions to read as follows:

Sec. 905.9 Valve Supervision. 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 a minimum of 45 seconds and not more than 90 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.

Sec. 905.11; is amended to read as follows:

Sec. 905.11 Locking Standpipe Outlet Caps. Locking standpipe caps are on the outlets of dry standpipe connections where the responding fire department carries appropriate key wrenches for removal that are compatible with locking FDC connection caps. Locking caps are required on all new systems and existing systems where caps are missing.

Sec. 905 Standpipe systems is amended by adding section 905.13 to read as follows:

Sec. 905.13 Manual Systems. Design required for such systems shall be provided in conformance with the supply requirements of the respective standards. However, every manual fire protection system shall be designed with a supply of 150 psi at the FDC.

Section 906 Portable Fire Extinguishers`

Sec. 906.1 ***is amended by deleting 906.1(1) exception 3.***

Section 907 Fire Alarm and Detection Systems

Sec. 907.1.1 is amended by adding the following sentence:

Sec. 907.1.1 Construction documents. Plans for fire alarm systems shall be in accordance with Plano Fire-Rescue's Fire Alarm Submittal Guidelines.

Sec. 907.1 is amended by adding new Section 907.1.4 to read as follows:

Sec. 907.1.4 Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

Sec. 907.2.1 is amended to read as follows:

Sec. 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or 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: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

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.

Sec. 907.2.3 is amended to read as follows, Exceptions to remain:

Sec. 907.2.3 Group E. A manual 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 by 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. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Sec. 907.2.3, Exception 1 is amended to read as follows:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.

Sec. 907.2.3; add new Section 907.2.3.1 to read as follows:

Sec. 907.2.3.1 **In-Home Daycare.** Residential In-Home daycare with not more than 12 children shall use interconnected single station detectors in all habitable rooms.

Sec. 907.2.6; add new Section 907.2.6.4 to read as follows:

Sec. 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I-4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Sec. 907.2.10.1 is amended to read as follows, Exception to remain:

Sec. 907.2.10.1 Public and Self-Storage occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public– and self–storage occupancies for interior *corridors* and interior common areas. Visible notification appliances are not required within storage units.

Sec. 907.2.13, exception 3 is amended to read as follows:

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

Sec. 907.4.2; add new Section 907.4.2.7 to read as follows:

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

Sec. 907.5.2; add new Section 907.5.2.4 to read as follows:

Sec. 907.5.2.4 **I-2 and Group B Occupancies**

Occupant notification systems are not required where private mode fire alarm systems are needed in critical care areas of I-2 and Group B Ambulatory Occupancies. A Chime sound shall be used as the audible notification at the constantly attended location and public areas where audible notification is required.

A visible alarm notification appliance installed in a nurses control station or other continuously attended staff location shall be provided as an acceptable alternative to the installation of audible alarm notification appliances throughout the occupancy.

In areas where private mode fire alarm system is being installed, audible alarm notification appliances are not required in critical care areas of Group I-2 and Group B- Ambulatory Occupancies.

Visible alarm notification appliances are not required in critical care areas of Group I-2 and Group B – Ambulatory Occupancies.

The private mode area and public mode area of the occupancy **shall be identified on the plans** for review.

Sec. 907.6.1; add new Section 907.6.1.1 to read as follows:

Sec. 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 signaling line 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 of separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Sec. 907.6.3; is amended by deleting all four (4) exceptions.

Sec. 907.6.3; add new Sections 907.6.3.2 and 907.6.3.3 to read as follows:

Sec. 907.6.3.2 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Sec. 907.6.3.3 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 910 Smoke and Heat Removal
Sec. 910.2; add new Section 910.2.3 to read as follows:

Sec. 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 (1394m^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.

Sec 910.3.1 is amended by adding the following sentence: Gravity operated drop out vents are prohibited.

Section 912.2 Fire Department Connections

Sec.912.2; add new Section 912.2.3 to read as follows:

Section 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.

Sec. 912.4.1 is amended to read as follows:

Sec. 912.4.1 Locking Fire Department Connection Caps. All new fire department connections and existing where caps are missing shall be protected by Knox locking caps.

Section 913 Fire Pumps

Sec. 913.2.1 is amended by adding the following paragraph and exception:

Sec. 913.2.1: Protection of Fire Pump Room. When located on the ground level, 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. 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.

Sec. 913.4 is amended to read as follows:

Sec. 913.4 Valve Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention devices or assembly shall be supervised open by a central-station, proprietary, or remote-station signaling service.

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

Section 915 Carbon Monoxide (CO) Detection
Sec. 915 delete all and replace as follows:

915.1 General. New and existing building shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.

2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.

2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.

2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.

2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the

control unit.

2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.

3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

Section 1006.2.1; *change Section 1006.2.1 "Egress based on occupant load and common path of egress travel distance" by amending Exception 3 to read as follows:*

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

Section 1006.2.2; *change Section 1006.2.2 by adding a new Section 1006.2.2.7 to read as follows:*

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code, as adopted.

Table 1010.2.4 Manual Bolts, automatic Flush Bolts and Constant Latching Bolts on the Inactive Leaf of a Pair of Doors; *change amend Table by adding Group M and A occupancies to read as follows:*

Group M to Line item #1 in Table 1010.2.4: Group B, F, M or S occupancies with occupant load less than 50. *[Remainder unchanged]*

Add Group A and M to Line item #2 in Table 1010.2.4: Group A, B, F, M or S occupancies where the building is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 and the inactive leaf is not needed to meet egress capacity requirements. *[Remainder unchanged]*

Section 1020.2 Construction; *change section to add a new Exception 6 to read as*

follows:

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

Section 1030.1.1.1 Spaces under grandstands and bleachers; *delete the section in its entirety.*

Section 1101.1*;* *change section to read as follows:*

1101.1 Scope. The provisions of this chapter shall control the design and construction of *facilities* for accessibility for individuals with disabilities.

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

Section 1106 Parking and Passenger Loading Facilities; *delete the section in its entirety.*

Section 2702; *change Section 2702 by adding a new Section 2702.5 to read as follows:*

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

Section 2901.1*;* *change section to read as follows:*

[P] 2901.1 Scope. The provisions of this chapter and the *International Plumbing Code* shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in *buildings* and structures covered by this code. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Private sewage disposal systems shall conform to the *International Private Sewage Disposal Code*. The *International Fire Code*, the *International Property Maintenance Code* and the *International Plumbing Code* shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The *International Existing Building Code* and the *International Plumbing Code* shall govern the alteration, *repair*, relocation, replacement and *addition* of plumbing components, *appliances*, *equipment* and systems. The provisions of this chapter are meant to work in coordination with the provisions of Chapter 4 of the *International Plumbing Code*. Should any conflicts arise between the two

chapters, the *building official* shall determine which provision applies.

Section 2902.1; *change section to read as follows:*

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code. In other than E occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the *building official*.

Table 2902.1; *change table to add a footnote g to read as follows:*

TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
2	Business[g]	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory care, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		-	1 per 100[g]	1 service sink[e]
6	Mercantile[g]	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		-	1 per 1,000[g]	1 service sink[e]

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, where drinking water is provided in a container free of charge.

Section 2902.1*; change section by adding new Sections 2902.1.4, 2902.1.4.1, and*

2902.1.4.2 to read as follows:

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures requiredin 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 City of Plano Health Department.

Section 3002.1; *change to read as follows:*

3002.1 Hoistway enclosure protection. A hoistway for elevators, dumbwaiters and other vertical-access devices shall comply with Sections 712 and 713. Where the hoistway is required to be enclosed, it shall be constructed as a shaft enclosure in accordance with 713. Refer to 712.1.10 for elevators in parking garages.

> **Exceptions:** Elevators completely located within atriums shall not require hoistway enclosure protection.

Section 3005.4; *change to read as follows:*

3005.4 Machine rooms, control rooms, machinery spaces and control spaces. The following rooms and spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both:

1. Machine rooms.
2. Control rooms.
3. Control spaces.
4. Machinery spaces outside of the hoistway enclosure.

The *fire-resistance rating* shall be not less than the required rating of the hoistway enclosure served by the machinery. Openings in the *fire barriers* shall be protected with assemblies having a *fire protection rating* not less than that required for the hoistway enclosure doors.

Exceptions:

1. For other than FSAE and occupant evacuation elevators, elevator machine

rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.

2. For other than FSAE and occupant evacuation elevators, 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.

Section 3005.5; *change section by adding new Subsections 3005.5.1, 3005.5.1.1, 3005.5.1.1.1, 3005.5.1.1.2, 3005.5.1.2, and 3005.5.1.3 to read as follows:*

3005.5.1 Fire protection in machine rooms, control rooms, machinery spaces and control spaces.

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

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

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

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

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

Section 3005; *change section by adding a new Section 3005.7 to read as follows:*

3005.7 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."

Section 3006.2; *change section to read as follows:*

3006.2 Hoistway opening protection required. Elevator hoistway door openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three *stories*, is required to be enclosed within a *shaft enclosure* in accordance with Section 712.1.1 and any of the following conditions apply:

1. The *building* is not protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. The *building* contains a Group I-1, Condition 2 occupancy.

3. The *building* contains a Group I-2 occupancy.

4. The *building* contains a Group I-3 occupancy.

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

Section 3007.3; *change section to read as follows:*

3007.3 Water protection. Water from the operation of an *automatic sprinkler system* outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

Section 3008.3; *change section to read as follows:*

3008.3 Water protection. Water from the operation of an *automatic sprinkler system* outside the lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method."

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code ofOrdinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section I-4(a) of the City Code of Ordinances for each offense. Every day a violationcontinues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns *Mayor* | **Maria Tu** *Mayor Pro Tem* | **Julie Holmer** *Deputy Mayor Pro Tem* | **Bob Kehr** *Place 2* | **Rick Horne** *Place 3* | **Chris Krupa Downs** *Place 4* | **Steve Lavine** *Place 5* | **Vidal Quintanilla Jr.** *Place 8* | **Mark D. Israelson** *City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson

CITY COUNCIL AGENDA MEMO

MEETING DATE: 6/9/2025
DEPARTMENT: Building Inspections
DIRECTOR: Selso Mata, Chief Building Official
AGENDA ITEM: Adoption of the 2024 International Residential Code
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance to repeal City of Plano Ordinance No. 2022-1-17, codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Residential Code, with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Conducted and adopted Ordinance No. 2025-6-15**

BACKGROUND

North Central Texas Council of Governments (NCTCOG) Regional Codes Coordinating Committee and its Advisory Boards reviewed the most recent regional amendments to several of the 2024 International Codes. Based on their review and recommendation, the NCTCOG Executive Board has endorsed the amendments and has encouraged local adoption of the codes with the amendments.

The Building Standards Commission (BSC) held four meetings to review the codes and regional amendments. Based on their review, the BSC has provided their recommendation for approval.

Supporting documents attached to this agenda item include the memo from the May 28, 2025 POM, recommendation letter from the BSC, summary letter from the NCTCOG, support letter from Dallas Builders Association, and minutes from each of the BSC meetings.

Each of the recommended codes is being presented as a separate ordinance with effective date of August 1, 2025. The Texas Local Government Code requires a public hearing before adopting the International Residential Code and the International Building Code. All other ordinances will be considered on the consent agenda.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
2024 IRC Ordinance	6/3/2025	Ordinance
Supporting Documents	5/30/2025	Informational

An Ordinance of the City of Plano, Texas, repealing City of Plano Ordinance No. 2022-1-17, codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Residential Code, with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on January 24, 2022, by Ordinance No. 2022-1-17, the City Council of the City of Plano amended Ordinance No. 2018-11-16 to reflect changes to the International Residential Code, and such were codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances of the City of Plano ("City"); and

WHEREAS, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Residential Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, for regulatory purposes due to changes in state law, the City Council is of the opinion that Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City Code of Ordinances regarding Automatic Sprinkler Systems, originally established by Ordinance No. 2008-4-39 and retained in the City's Residential Code since that time, should be retained as codified in the City Code of Ordinances and that all remaining provisions of Ordinance No. 2022- 11-17 should be repealed; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Residential Code, and the local amendments thereto, should be approved and adopted as the Residential Code of the City.

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

Section I. Ordinance No. 2022-1-17, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is repealed with the exception of the below referenced section which is hereby explicitly retained and shall remain codified in its entirety:

Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City of Plano Code of Ordinances established by Ordinance No. 2008-4-39 regarding Automatic Sprinkler Systems as follows:

"**Section R325, Automatic Sprinkler Systems.** An automatic sprinkler system shall be installed in all new buildings 6,000 square feet and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in building greater than 6,000 square feet which are enlarged. Only gross floor area within the exterior walls shall be

used to calculate the building area.

Exception:

a. The floor areas of covered patios and porches open entirely on at least one side, except for guardrails, need not be included in the calculation of the area of the building."

Section II. A new Article XX, Residential Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

"**ARTICLE XX. RESIDENTIAL CODE**

DIVISION 1. GENERALLY

Sec. 6-708. Penalty.

Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Sec. 6-709. Adopted.

The 2024 Edition of the International Residential Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Residential Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2024 Edition of the International Residential Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS.

Section 6-710. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Residential Code adopted herein are hereby approved and adopted:

Section R101.1; *change the section 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 Plano, Texas hereinafter referred to as "this *code*."

Section R102.4; *change the section to read as follows:*

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections

R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

Section R103 and R103.1*; change the section to read as follows [Sections R103.2 and R103.3 to remain unchanged]:*

SECTION R103 -- BUILDING INSPECTIONS DEPARTMENT

R103.1 Creation of enforcement agency. The Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

Section R104.2.3.1 Flood hazard areas; *this section is deleted in its entirety.*

Section R104.3.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas; *this section is deleted in its entirety.*

Section R104.7; *change the section to read as follows:*

R104.7 Official records. The *building official* shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

Section R105.2; *change the Building category of Section R105.2 "Work exempt from permit" to read as follows (all other provisions and text of Section 105.2 to remain unchanged):*

Building:

1. One-*story* detached *accessory structures*, provided that the floor area does not exceed 120 square feet.
2. *[Deleted.]*
3. *Retaining walls* that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. *[Deleted.]*
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

10. Decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* or *townhouse* and do not serve the exit door required by Section R311.4.

Section R105.3; *change the section to read as follows:*

R105.3 Application for permit.

A. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety 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 documents* and other information as required in Section R106.1.
5. *[Deleted.]*
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*.

B. To obtain a permit, the applicant shall be registered as a contractor. Such registration requirements are as follows:

1. Contractors shall register by making application on forms provided by the building official.
2. Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required State of Texas licenses and insurance.
3. A contractor's registration may be suspended for the following causes:
    a. The contractor fails to finalize permits by obtaining the required, approved inspections.
    b. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
    c. Expiration, suspension or revocation of required license, bond, or insurance.

Exception: Homeowners may obtain permits to do work at their residence without being registered.

Section R105.3.1; *change the section to read as follows:*

R105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing stating the reasons thereof. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey, as designated in the Preservation Plan, for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section R105.10; *change Section R105 by adding a new Section R105.10 to read as follows:*

R105.10 Withdrawn permits. *Permits* may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding $100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a *permit* to complete the work, or when work has started unless an inspection has been made and the *building official* has determined that the existing work has created no violation of any code or ordinance.

Expired *permits* may be withdrawn if determined by the *building official* that no work has commenced.

Withdrawn *permits* with fees of less than one hundred dollars ($100) are nonrefundable.

Section R106.1.3; *change the section to read as follows:*

R106.1.3 Information on braced wall design. For buildings and structures utilizing braced wall design, and where required by the *building official*, braced wall lines shall be identified on the *construction documents* and shall be designed by an engineer licensed by the State of Texas. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

Section R106.3.1; *change the section to read as follows:*

R106.3.1 Approval of construction documents. When the *building official* issues a permit, the *construction documents* shall be approved, in writing, or by a stamp which states “APPROVED and APPROVED AS NOTED BY THE BUILDING OFFICIAL.” One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work, and shall be

open to inspection by the *building official* or a duly authorized representative.

Section R107; *change Section R107 by adding a new Section R107.2.1 to read as follows:*

R107.2.1 Adequate toilet facilities. In partially completed phased subdivisions or projects, more than one permanent or temporary toilet may be required, but not less than one shall be provided and at least one permanent or temporary toilet facility shall be maintained in each subdivision or project for the employees or subcontractors of each builder holding a permit for a building in that subdivision or project. A toilet facility must be provided by each builder as long as the builder holds an active *building permit* in the subdivision or project.

For purposes of this section, permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the *Plumbing Code* and is continuously available to all workers involved in a construction project. Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week. A Stop Work Order may be issued for any project not in compliance with this section.

Section R108; *change Section R108 by adding a new Section 108.7 to read as follows:*

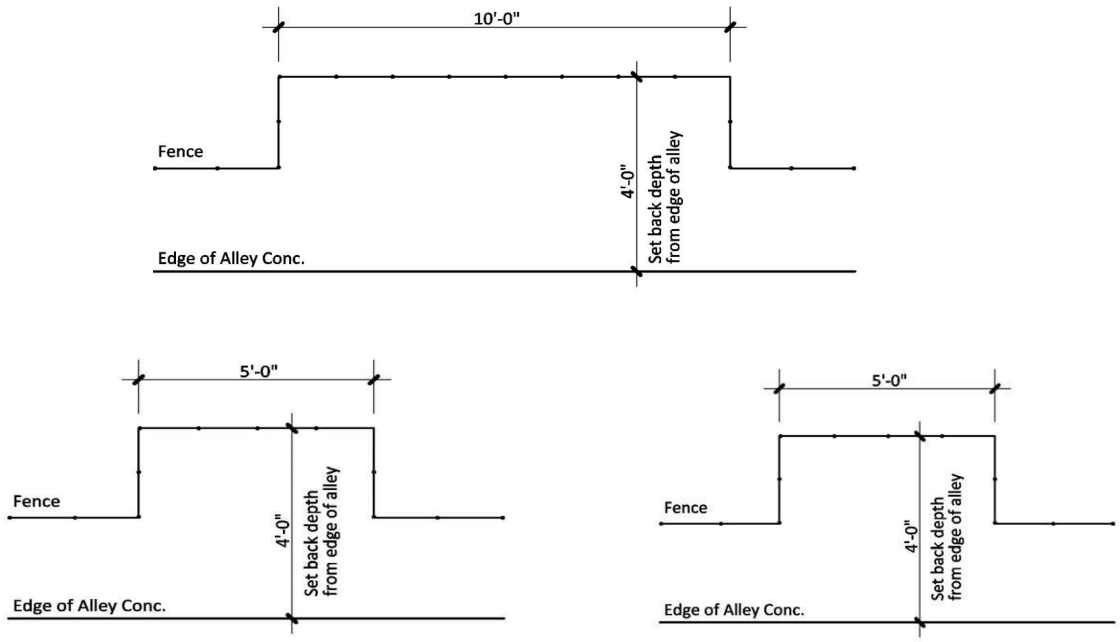
R108.7 Re-inspection fee. A re-inspection fee may be charged due to one of the following occurrences:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. 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. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

Section R109.1.5; *change Section R109.1.5 to add a new Section 109.1.5.2 and Figure R109.1.5.2 to read as follows:*

R109.1.5.2 Fences with rolling gates. Where a fence with a rolling gate is constructed, a trash dumpster service access pad shall be installed. The trash dumpster service access pad shall be a ten foot by four foot (10x4) space, setback four (4) feet from the edge of the alley, or shall be two (2) five foot by four foot (5x4) spaces, setback four (4) feet from the edge of the alley. See Figure 109.1.5.2.

FIGURE R 109.1.5.2 - FENCE LAYOUTS FOR ROLLING GATES



Section R110.1*; change the section to read as follows:*

R110.1 Use and change of occupancy. A *building* or structure shall not be used or occupied in whole or in part, and a *change of occupancy* of a *building* or structure or portion thereof shall not be made, until the *building official* has issued an approval thereof as provided herein. Issuance of an approval shall not be construed as approval of a violation of the provisions of this code or any other ordinance of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from *permits* under Section R105.2.
2. Accessory *buildings* or structures.

Section R110.2 Certificate issued; *delete section in its entirety.*

Section R110.3*; change section to read as follows:*

R110.3 Temporary occupancy. The *building official* is authorized to issue a temporary approval before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary approval is valid.

Section R110.4*; change section to read as follows:*

R110.4 Revocation. The *building official* is authorized to suspend or revoke an approval issued under the provisions of this code, in writing, whenever the occupancy approval is

issued in error, or on the basis of incorrect information supplied, or where it is determined that the *building* or structure or portion thereof is in violation of the provisions of this code or other ordinance of the *jurisdiction*.

Section R112; *change the title of the section to read as follows:*

SECTION R112
BUILDING STANDARDS COMMISSION

Section R114; *change Section R114 by adding a new Section R114.5 to read as follows:*

R114.5 Construction debris.

1. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the *building official* or his designee, and such construction debris poses a threat to public health, safety, and comfort so that it constitutes a nuisance, the *building official* or his designee may order the work stopped and the contractor shall clean up the construction debris within thirty-six (36) hours of receiving notice of the violation. After the expiration of the thirty-six (36) hour period, contractor shall pay the city a re-inspection fee to off-set costs incurred by the city due to the necessary re-inspection before the stop work order is lifted.

2. As used herein, the term “construction debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a contractor, subcontractor, and their employees, agents, and assigns.

3. As used herein “costs” shall mean all expense incurred by the city for the cleaning of the job site and the amount of any unpaid municipal court fine.

Section R202; *change the definition of "Townhouse Unit" in Section R202 “Definitions” to read as follows:*

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a *yard* or *public way* on at least two sides.

Section R202; *add definitions of “Floor Area, Gross” and “Recreation Room” to Section R202 “Definitions” to read as follows:*

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross

floor area shall not include shafts with no openings or interior courts

RECREATION ROOM. A room in a dwelling unit, which is intended for such uses as viewing television or films, listening to recordings, or participating in video or similar games. The area of this room is not to exceed one-tenth of the floor area of the habitable space of the dwelling unit.

Table R301.2 (1); *change Table R-301.2 to read as follows:*

TABLE R-301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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]					
9 lb/ft	105 (3 sec-gust)/ 33 ft. above ground Exposure C	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

Section R302.1; *change Section R302.1 "Exterior walls" by adding an Exception 6 to read as follows:*

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

Section R302.2.6; *change Section R302.2.6 "Structural independence" by deleting Exception 6 (remainder of section and exceptions unchanged).*

Section R302.5.1; *change section 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 dwelling unit shall be equipped with solid wood doors not less than $1^{3/8}$ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than $1^{3/8}$ inches (35 mm) thick, or 20-minute fire-rated doors.

Section R306 Flood Resistant Construction; *delete the section in its entirety.*

Section R308.1; *change section to read as follows:*

R308.1 Address identification. *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, and from rear alleyways adjacent to 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) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where 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. Address identification shall be maintained.

Section R309; *delete Sections R309.2 "One-and two-family dwellings automatic sprinkler systems" and R309.2.1 "Design and installation" in their entirety.*

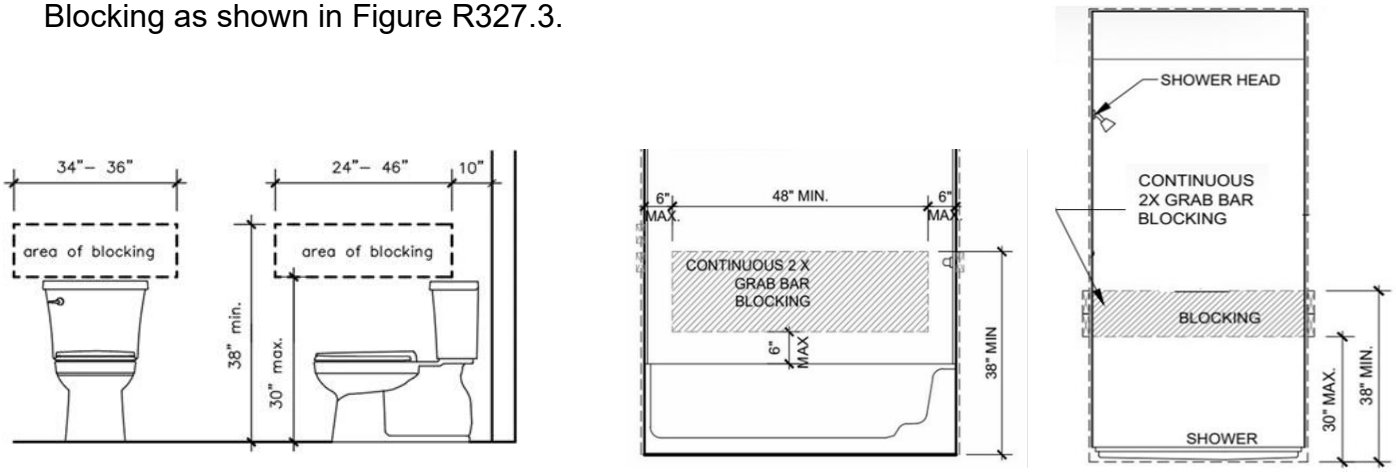
Section R316 Habitable Attics; *delete the section in its entirety.*

Section R325.2; *amend the exception in Section R325.2 "Bathrooms" to read as follows:*

> **Exception:** The glazed areas shall not be required where artificial light and a *local exhaust* system are provided. The minimum *local exhaust* rates shall be determined in accordance with Section M1505. Exhaust air from the space shall be exhausted directly to the outdoors. 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.

Section R327; *change by adding new Section R327.3 and new Figure 327.3 to read as follows:*

R327.3 Blocking locations. Required at one toilet at grade level with blocking installed at rear wall and one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.



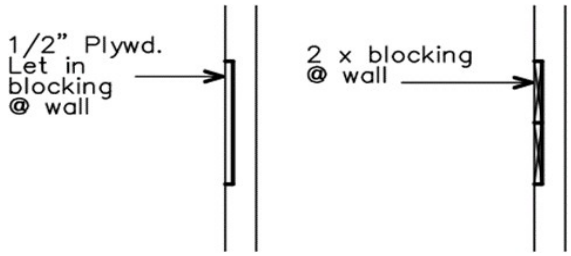
Toilet Tub Shower

Figure R327.3

Section R327; *change by adding new Section R327.4 and new Figure 327.4 to read as follows:*

R327.4 Wall blocking. Blocking may be ½" plywood or 2 x solid wood blocking, or equivalent, flush with wall as shown in Figure R327.4.

Figure R327.4



Section 328; *change Section R328 "Swimming Pools, Spas and Hot Tubs" by adding a new Section 328.1.1 to read as follows:*

Section 328.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

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

Section R401.2, *change section to read as follows.*

R401.2. Requirements. Foundation construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

Section R602.6; *change section to read as follows.*

Section R602.6.1; *change section to read as follows:*

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 topplate 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 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. Seefigure R602.6.1.

Exception: Where the entire side of the wall with the notch or cut is covered by wood *structural panel sheathing*.

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

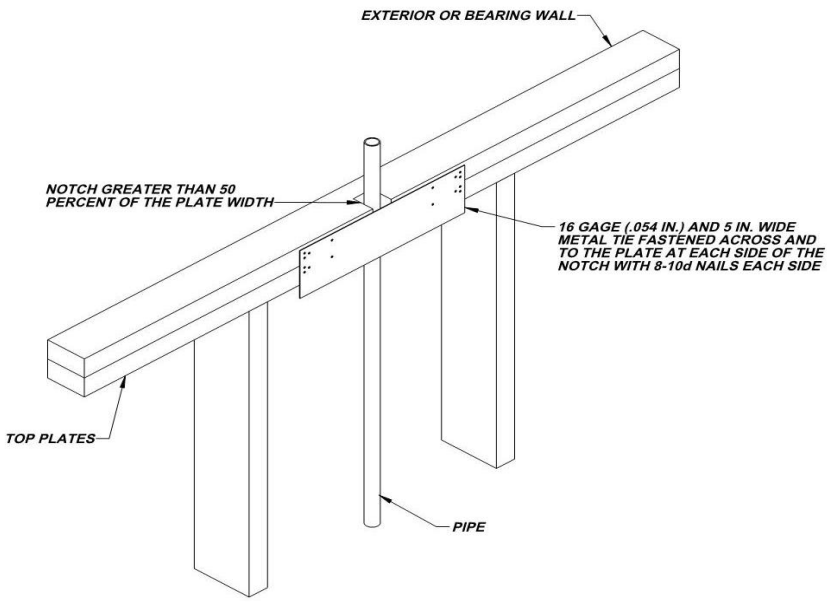


Table R603.7(2); *change Table R603.7(2) "Header to King Stud Connection Requirements" by amending the footnotes to read as follows:*

a. All screw sizes shown are minimum size, not to exceed 2 sizes larger.
b. Deleted.
c. Deleted.
d. Minimum Grade 33 ksi steel shall be used for 33 mil and 43 mil thicknesses. Minimum Grade 50 ksi steel shall be used for 54 and 68 mil thicknesses.

Section R703; *change Section R703 "Exterior Wall Covering" by adding a new 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.

Section R902.1 Roof assemblies; *change Section R902.1 by adding a new exception to read as follows:*

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 120 square feet.

Section R1005.9 Factory-built chimney offsets; *delete this section in its entirety.*

Chapter 11 [RE]; *delete the chapter in its entirety and insert the following:*

CHAPTER 11 [RE]
Refer to the 2024 International Energy and Conservation Code for energy code provisions and recommended amendments.

Section M1305.1.2; *change section to read as follows:*

M1305.1.2 Appliances in attics. Attics containing *appliances* shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest *appliance*, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the *appliance* where access is required. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest *appliance*. At 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 is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

*[**Section M1305.1.2.1 Electrical requirements** to remain unchanged.]*

Section M1411.3; *change section to read as follows:*

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall

be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8-unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley or other area where it would cause a nuisance.

Section M1411.3.1; *change section by revising the text of Items 3 and 4 to read as follows:*

3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the *equipment* served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section. A waterlevel detection device may be installed only with prior approval of the *building official*.

4. A water level detection device conforming to UL 508 shall be installed that will shut off the *equipment* served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the *equipment*-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

M1401 General; *change section by adding a new Section M1401.1.1 "Air conditioning equipment" to read as follows:*

M1401.1.1 Air conditioning equipment. All residential dwelling units shall be installed with and air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

Section M1411.9; *change section to read as follows:*

M1411.9 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal to a sanitary sewer through a trap, by means of a direct or indirect drain. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8-unit vertical in 12cunits horizontal (1-percent slope). Condensate shall not discharge into a street, alley, or other area where it would cause a nuisance.

Section M1411.9.1; *change Section M1411.9.1 "Auxiliary and secondary drain systems" by amending Items 3 and 4 to read as follows:*

3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the *equipment*

served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance 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 conforming to UL 508 shall be installed that will shut off the equipment served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

Section M1411.9.1.1; *change section to read as follows:*

M1411.9.1.1 Water-level monitoring devices. On down-flow units and other coils that do not have secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the *equipment* served in the event that the primary drain becomes restricted. Devices shall not be installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

Section M1503.6; *change section and exception to read as follows (Sections M1503.6.1 and M1503.6.2 remain unchanged):*

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 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 (0.28m3/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m3/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

Section M2005.2; *change section to read as follows:*

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be

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

Section G2408.3 (305.5) Private garages; *delete section in its entirety.*

Section G2415.2 (404.2); *change section to read as follows:*

G2415.2 (404.2) CSST. CSST piping systems shall be installed in accordance with the terms of their approval, the conditions of listing, the manufacturer's instructions and this code. 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"

Sections G2415.12 (404.12); *change section to read as follows:*

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of 18 inches (457 mm) below grade.

G2415.12.1 (404.12.1) Individual outdoor appliances; *section deleted in its entirety.*

Section G2417.1 (406.1); *change section 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.

Section G2417.4; *change section 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.

Section G2417.4.1; *change section 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. 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 threeand one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

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

Section G2417.4.2; *change section 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 less than fifteen (15) minutes. For welded *piping*, and for *piping* carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the *building official*, but in no case for less than thirty (30) minutes.

Section G2420.1 (406.1); *change section by adding a new Section G2420.1.4 to read as follows:*

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

Section G2420.5.1 (409.5.1); *change section to read as follows:*

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve shall be located in the same room as the *appliance*. The shutoff valve shall be within 6 feet (1829 mm) of

the *appliance*, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff *valves* shall be provided with *access*. Shutoff valves serving movable *appliances*, such as cooking *appliances* and clothes dryers, shall be considered to be provided with access where installed behind such *appliances*. *Appliance shutoff valves* located in the firebox if a *fireplace* shall be installed in accordance with the *appliance* manufacturer's instructions. A secondary shutoffvalve must be installed within 3 feet (914 mm) of the firebox if *appliance* shutoff is located in thefirebox.

Section G2421.1 (410.1); *change section to read as follows:*

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be installed where the *appliance* is designed to operate at a lower pressure than the supply pressure. *Line gas pressure regulators* shall be *listed* as complying with ANSI Z21.80. *Access* shall be provided to *pressure regulators*. *Pressure regulators* shall be protected from physical damage. *Regulators* installed on the exterior of the building shall be *approved* for outdoor installation. Access to *regulators* shall comply with the requirements for access to *appliances* as specified in Section M1305.

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

Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; *change section by deleting Exceptions 1 and 4 in their entirety.*

Section G2445.2 (621.2); *change section 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 Section 108.7 of the *International Fuel Gas Code*.

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

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

Section P2603.3; *change section 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. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section P2603.5.1; *change section to read as follows:*

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

Section P2604; *change by adding Section P2604.2.1 to read as follows:*

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

Section P2801.5.1; *change section to read as follows:*

Section P2801.6.1 Pan size and drain. The pan shall be not less than 1 1/2 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. Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.

Section P2804.6.1; *change section to read as follows:*

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

1. Not be directly connected to the drainage system.

2. Discharge through an air gap.

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 deviceor 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 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 to flow by gravity.

10. Terminate not more than 6 inches (152 mm) and not less than two times the discharge pipe diameter above the floor or waste receptor flood level rim.

11. Not have a threaded connection at the end of the piping.

12. Not have valves or tee fittings.

13. Be constructed of those materials indicated in Section P2906.5 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.

Section P2902.5.3; *change section to read as follows:*

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

Section P3003.9.2; *delete exceptions and change sections 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.

Section P3111 Combination waste and vent systems; *delete the section in its entirety.*

Section P3112.2 Vent Collection; *delete existing section and replace with the following:*

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

Appendix BB Tiny Houses; *change the code by adding Appendix BB "Tiny Houses" as mandatory provisions."*

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code ofOrdinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality

under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

PASSED AND APPROVED on the 9th day of June, 2025.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.

John B. Muns	Maria Tu	Julie Holmer	Bob Kehr	Rick Horne	Chris Krupa Downs	Steve Lavine	Vidal Quintanilla Jr.	Mark D. Israelson
Mayor	*Mayor Pro Tem*	*Deputy Mayor Pro Tem*	*Place 2*	*Place 3*	*Place 4*	*Place 5*	*Place 8*	*City Manager*

Plano
City of Excellence

City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns, Mayor | Maria Tu, Mayor Pro Tem | Julie Holmer, Deputy Mayor Pro Tem | Bob Kehr, Place 2 | Rick Horne, Place 3 | Chris Krupa Downs, Place 4 | Steve Lavine, Place 5 | Vidal Quintanilla Jr., Place 8 | Mark D. Israelson, City Manager

North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators, County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at https://www.nctcog.org/envir/regional-building-codes/amendments.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.

Mike Eastland (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG

David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

Dallas Builders Association

5816 West Plano Parkway
Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,



David Lehde,
Director of Government Affairs
Dallas Builders Association

Building Standards Commission
January 21, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent
William Clay
Elle Cole

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from June 18, 2024.**

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. **Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.**

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.

Ed Acklin, Chairperson

Building Standards Commission
February 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

3. **Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.

Ed Acklin, Chairperson

Building Standards Commission
March 18, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Brent Ehmke
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

3. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.

Ed Acklin, Chairperson

Building Standards Commission
April 15, 2025

Commission Members Present
Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent
Ali Attar

Staff
Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. **Public comments:** No public comment.

2. **Approval of Minutes from March 18, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. **Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.**

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.**

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.**

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.**

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. **Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.**

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.
Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

_____
Ed Acklin, Chairperson