



City of Harker
Heights
October 2, 2024
Contractors Meeting



Building Department Staff

Building Official Secretary: Sharronda Caston-Hill

Plans Examiner: Courtney Fye

Building Inspector: Eric Moree

Code Enforcement: Calvin Fleming, Alex McCoy, Fabian Brooks

Building Official: Michael Beard



Introduction

Special Guests

January 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

*The Bright Star Of
Central Texas*

Harker Heights



Effective Date:
January 1, 2025

Harker Heights

*The Bright Star Of
Central Texas*



Future meeting Dates:

~~January 10, 2024~~

~~April 16, 2024~~

~~June 4, 2024~~

~~July 09, 2024 (Cancelled)~~

~~September 11, 2024~~

~~October 2, 2024 (Last meeting as it relates to code adoption)~~

UPCOMING
MEETINGS





2024 International Plumbing Code





2024 IPC

306.2.4 Tracer wire.

For plastic sewer piping, an insulated copper tracer wire or other approved conductor shall be installed adjacent to and over the full length of the piping. Access shall be provided to the tracer wire or the tracer wire shall terminate at the cleanout between the building drain and building sewer. The tracer wire size shall be not less than 14 American Wire Gauge (2.5 mm²) and the insulation type shall be listed for direct burial.



2024 IPC

504.6 Requirements for discharge piping.

The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.
5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Terminate not more than 6 inches (152 mm) above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.



2024 IPC City Amendment

Section 504.6 “Requirements for discharge piping” Add exemption 2.1 to read
“Exemption: Discharge may be taken directly to the outside provided it has been approved by the Building Official and it is located in a conspicuous location that is visible from the front of the building and meets all other requirements in 504.6.



2024 IPC City Amendment

Appendix Adopted:

- B - RATES OF RAINFALL
- C - STRUCTURAL SAFETY
- D - DEGREE DAY AND DESIGN TEMPERATURE
- E - SIZING OF WATER PIPING SYSTEM

Not adopted

- A - PLUMBING PERMIT FEE SCHEDULE
- F - BOARD OF APPEALS

2024 IPC Redlined



(B) The International Plumbing Code, 2024~~4~~ Edition, as promulgated by the International Code Council, Inc., and all subsequently published annual revisions, except for the following, which shall amend and change said code only to the extent referenced:

- (1) Section 101.1 "Title." Insert: "The City of Harker Heights, Texas."
- (2) Section 103.1 "Code Compliance Agency." Insert: "Building Department."
- (3) Section 11~~09~~.4.3 "Re-inspection and Testing." Amend to read: "Where any work or an installation does not pass any initial inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection."
- (4) Section 10~~89~~.2 "Schedule of Permit Fees." Insert: "As determined in the annual budget document."
- (5) Section 10~~89~~.~~65~~ "Refunds." Remove and insert: "The code official shall authorize the refunding of fees as follows:
 1. The full amount of any fee paid hereunder that was erroneously paid or collected.
 2. Not more than 50 percent of the permit fee paid where work has been done under a permit issued in accordance with this code.
 3. Not more than 50 percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment."
- (6) Section 11~~53~~.4 "Stop Work Order." Revise the last sentence to read: "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable as provided in Section 150.99 of the Code of Harker Heights, Texas."
- (7) Section 11~~24~~ "Means of Appeals." Replace the text with the following: "See Section 113 of the International Building Code."
- (8) Section 11~~45~~.4 "Violation Penalties." Amend to read: "Refer to Section 150.99 of the Code of Harker Heights, Texas."
- (9) Section 305.4.1 "Sewer Depth." Insert: "twelve (12) inches (30.48 cm)" in both locations.
- (10) Section 307.2.1 "Wall Framing for Walls Containing Plumbing." Add section to read: "Any wall that contains plumbing shall be constructed of a minimum of two by six nominal stud (2X6)."
- (11) Section 311.1 "Toilet Facilities for Workers General." Add the following sentences: "Toilet facilities shall be placed not more than 300 feet (91.2 m) apart. Several builders may share the same facility, provided there is a letter on file signed by all parties."



2024 IPC Redlined

(12) Section 312.2 "Drainage and Vent Water Test." Change to read: "A water test shall be applied to the drainage system, either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged, except the highest openings of the section under test, and each section shall be filled with water, but no section shall be tested with less than a 5-foot (1,524-mm) head of water. In testing successive sections, at least the upper 10 feet (3,048 mm) of the next preceding section shall be tested so that no joint or pipe in the building, except the uppermost 10 feet (3,048 mm) of the system, shall have been submitted to a test of less than a 5-foot (1,524-mm) head of water. This pressure shall be held for not less than 15 minutes. The system shall then be tight at all points."

(13) Section 312.3 "Drainage and Vent Air Test." Add exemption to read: "An air test for plastic pipe not exceeding 5 psi for a period not less than 15 minutes shall be allowed for soil testing in wet weather with prior approval from the Building Official."

(14) Section 312.11⁹ "Inspection and Testing of Backflow Prevention Assemblies." Add text to last sentence to read: "... and with Chapter 54 of the Code of Harker Heights."

(15) Section 504.6 "Requirements for discharge piping" Add exemption 2.1 to read "Exemption: Discharge may be taken directly to the outside provided it has been approved by the Building Official and it is located in a conspicuous location that is visible from the front of the building and meets all other requirements in 504.6."

(15) Section 504.7.2 "Pan Drain Termination." Delete last sentence.

(16) Section 504.7.3. Add new section to read: "An approved warning and water service shutoff device shall be required where the pan drain termination is not take to the outside."

(17) Section 603.2 "Separation of Water Service and Building Sewer." Delete first sentence and change to read: "The building sewer shall be horizontally separated by not less than 5 feet (1,524 mm) of undisturbed or compacted earth. The required separation distance shall not apply where a water service pipe crosses a sewer pipe, provided the water service is sleeved to a point not less than 5 feet (1,524 mm) horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials listed in Table 605.3, 702.2 or 702.3. The required separation shall not apply where the bottom of the water service pipe, located within 5 feet (1,524 mm) of the sewer, is not less than 12 inches (305 mm) above the highest point of the building sewer."

(18) Section 603 "Water Service." Add new subsection 603.3 entitled "Water Service Metering" to read as follows: "Each building to which domestic water service is supplied shall be separately metered. Each tenant space of a multi-occupancy building shall have separate valves. Upon request for a meter set, the water service tap shall be identified and exposed by the owner or his agent. Adjacent grade at that time shall be as close to finished grade as possible. Should finished grade later prove to vary considerably from that which was anticipated upon the setting of the meter, it shall be the owner's sole responsibility to alter the grade of the water service tap, the meter, meter vault and yard line to accommodate the grade change."

(19) Section 608.15 "Location of Backflow Preventers." Add: "No backflow devices are to be located below grade."

2024 IPC Redlined



(20) Section 705.10.2 "Solvent Cementing." Delete exceptions.

(21) Section 708.1.13 "Minimum Cleanouts Required." Add new section to read: "A minimum of one (1) clean-out conforming with section 708 and one (1) clean out located within 5' inside the property line shall be required. Where a cleanout is in conflict with any easement, public or private, the placement of the cleanout shall be coordinated with the City Building Official."

(22) Section 712 "Sumps and Ejectors." Add new subsection 712.5, to read as follows: "All portions of any equipment associated with a sewer sump or ejector shall be installed out-of-doors, and not within any building intended for human habitation."

(23) Section 802.1.4 "Swimming Pools." Amend as follows: "Wastewater from swimming pools, backwater from filters shall discharge to the nearest public roadway or approved drainage reserves by means of adequate piping."

(24) Section 903.1.1 "Roof Extensions." Insert: "6 inches (15.24 cm)."

(25) Section 904.1 "Required Vent Extension." Add the following sentence: "Every building in which plumbing is installed shall have at least one vent, the size of which is not less than 3 inches (76 mm)."

(26) Section 918.1 "Air Admittance Valves General." Add subsection 918.1.1 to read: "The use of air admittance valves must have prior approval by the Building Official."

(27) Section 1003.3.4 "Grease Trap and Grease Interceptor Not Required." Add the following exception: "An interceptor may be required for an individual dwelling unit or private living quarters, if there is reasonable cause to believe that injurious or illegal materials are being discharged to the public sewer in quantities reasonably calculated to cause damage to sewage treatment plants and/or processes. Nothing in subsection 1003.1.1 above shall be construed to relieve a multi-occupant facility, whether housing or otherwise, from installing a trap or interceptor, when it can be reasonably shown that the cumulative discharge of relatively small amounts of potentially injurious materials by individual tenants is sufficient to endanger the public sewer system. The responsibility for installation and maintenance of an interceptor in these circumstances is upon the owner or his agent."

(28) Appendices B, C, D, and E are adopted.

(29) Appendix A and F is not adopted.

2024 IMC

2024 International Mechanical Code





2024 IMC

506.3.2.5.1 Light test.

A duct test shall be performed by passing a lamp, having not less than 1600 lumens, through the entire section of ductwork to be tested. The lamp shall be open so as to emit light equally in all directions perpendicular to the duct walls. A successful test shall be where the light from the lamp is not visible at any point on the exterior of the duct.



2024 IMC

Appendix adopted:

- A - Chimney connector pass-throughs
- D - Clean air delivery

Appendix D provides criteria for an increased protection level for occupant health by delivering clean air in occupied areas of certain buildings. (A, B, E and I)

- E - Clean air delivery and monitoring

Appendix E provides criteria for an increased protection level for occupant health by delivering and monitoring clean air in occupied areas of certain buildings.

Appendix not adopted

- B - Recommended permit fee schedule
- C - Board of appeals



2024 IMC Redlined

(C) The International Mechanical Code, 2024~~1~~ Edition, as promulgated by the International Code Council, Inc., and all subsequently published annual revisions, except for the following, which shall amend and change said code only to the extent referenced:

(1) Section 101.1 "Title." Insert: "The City of Harker Heights, Texas."

(2) Section 11~~08~~.2 "Re-inspection and Testing." Change to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be re-submitted to the code official for re-inspection. A fee shall be paid the city for each re-inspection."

(3) Section 10~~8~~.2 "Schedule of Permit Fees." Insert: "As determined in the annual budget document."

(4) Section 10~~8~~.6 "Refunds." Remove and insert: "The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 50 percent of the permit fee paid where work has been done under a permit issued in accordance with this code.
3. Not more than 50 percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended."

(5) Section 11~~5~~.4 "Failure to Comply." Revise the last sentence to read: "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable as provided in Section 150.99 of the Code of Harker Heights, Texas."

(6) Section 11~~2~~.4 "Means of Appeal." Replace the text with the following: "See Section 113 of the International Building Code."

(7) Section 11~~4~~.5.4 "Violation Penalties." Amend to read: "Refer to Section 150.99 of the Code of Harker Heights, Texas."

(8) Section 304.3 "Elevation of Ignition Source." Delete exception.

(9) Section 307.2.1.1 "Condensate Discharge." After first sentence change to read: "Condensate drains shall not discharge into a plumbing fixture without prior approval from the Building Official."

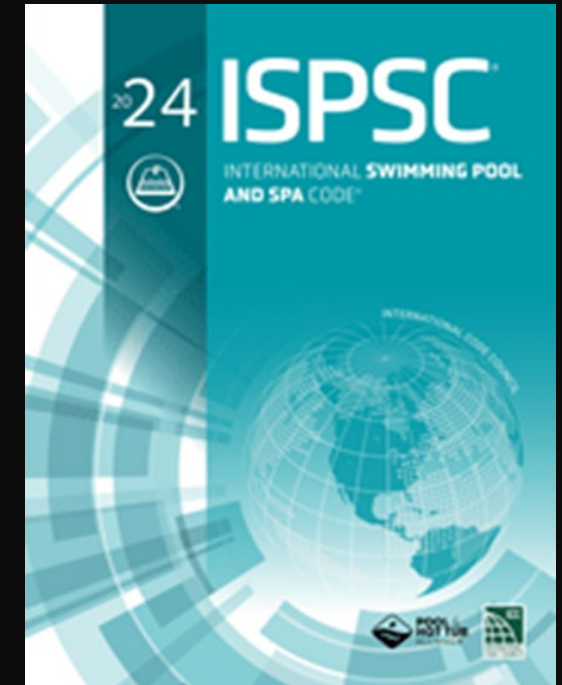
(10) Section 504.5 "Dryer Exhaust Duct Power Ventilators." Add to end of section: "The ventilator shall be accessible for inspection, service, repair, and replacement without removing any permanent construction or ducts not connected to the ventilator."

(11) Appendix A, ~~D and E~~ are adopted.

(12) Appendix B and C are not adopted.

2024 ISPSC

2024 International Swimming Pool and Spa Code





2024 ISPSC

305.2.4 Screen enclosure as a barrier.
A swimming pool screen enclosure shall be permitted to be utilized as part, or all, of a required barrier provided that the enclosure complies with the requirements of Section 305.2. Such screen enclosures shall be designed by a registered design professional. Walls of such screen enclosures shall not be considered to be dwelling walls.



2024 ISPSC Redlined



(I) The International Swimming Pool and Spa Code, 2024~~4~~ Edition, as promulgated by the International Code Council Inc., and all subsequently published annual revisions issued, except for the following, which shall amend and change said code only to the extent referenced:

(1) Chapter 1, part 101.1 "Title." Insert: "The City of Harker Heights."

(2) 10~~98~~.2 "Schedule of Permit Fees." Amend to read: "The fees for work shall be as indicated in the city adopted fee schedule."

(3) Section 10~~98~~.6 "Fee Refund." Remove and insert: "The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.

2. Not more than 50 percent of the permit fee paid where work has been done under a permit issued in accordance with this code.

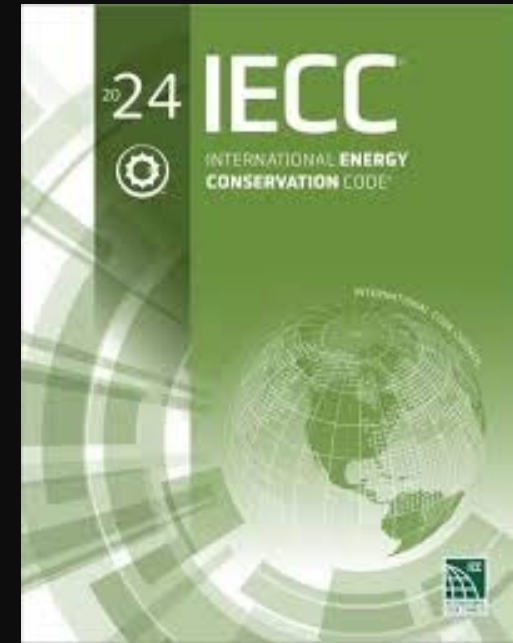
3. Not more than 50 percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended."

(4) Section 11~~10~~.16 "Re-inspection and Testing." Amend to read: "Where any work or installation does not pass an inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection."

(5) Section 11~~21~~ "Means of Appeals." Replace the text with the following: "See Section 113 of the International Building Code."

2024 IECC

2024 International Energy Conservation Code





2024 IECC (Construction Documents)

Type of Change: New Addition for Solar ready system.

Description: Plans must include details for solar ready. If a solar ready system will be present.

R105.2.2 Solar-ready system.

Where a solar-ready zone is provided, the construction documents shall indicate details for a dedicated roof area for the solar-ready zone, roof dead load, roof live load, ground snow load and the routing of conduit or prewiring from the solar-ready zone to an electrical service panel or plumbing from the solar-ready zone to a service water heating system.



2024 IECC (Bldg. Thermal Envelope)

Type of Change: Addition of Chart

Description: Changes to how table is set up.

TABLE R402.1.2 MAXIMUM ASSEMBLY U-FACTORS AND FENESTRATION REQUIREMENTS

2024 International Energy Conservation Code (IECC)

CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY

TABLE R402.1.2
MAXIMUM ASSEMBLY U-FACTORS^a AND FENESTRATION REQUIREMENTS

CLIMATE ZONE	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 AND 8
Vertical fenestration U-factor	0.50	0.50	0.40	0.30	0.30	0.28 ^d	0.28 ^d	0.27 ^d
Skylight U-factor	0.60	0.60	0.60 (.65)	0.53	0.53	0.50	0.50	0.50
Glazed vertical fenestration SHGC	0.25	0.25	0.25	0.25	0.40	NR	NR	NR
Skylight SHGC (Added)	0.28	0.28	0.28	0.28	0.40	NR	NR	NR
Ceiling U-factor	0.035	0.035	0.030 (.26)	0.030	0.026	0.026	0.026	0.026
Insulation entirely above roof deck (added)	0.039	0.039	0.039	0.039	0.032	0.032	0.032	0.028
Wood-framed wall U-factor	0.084	0.084	0.084	0.060	0.045	0.045	0.045	0.045
Mass wall U-factor ^b	0.197	0.197	0.165	0.098	0.098	0.082	0.060	0.057
Floor U-factor	0.064	0.064	0.064	0.047	0.047	0.033	0.033	0.028
Basement wall U-factor	0.360	0.360	0.360	0.091 ^c	0.059	0.050	0.050	0.050
Unheated slab F-factor ^e	0.73	0.73	0.73	0.54	0.51	0.51	0.48	0.48
Heated slab F-factor ^e	0.74	0.74	0.74	0.66	0.66	0.66	0.66	0.66
Crawl space wall U-factor	0.477	0.477	0.477	0.136	0.065	0.055	0.055	0.055

For SI: 1 foot = 304.8 mm.



2024 IECC (Bldg. Thermal Envelope)

Type of Change: Change of existing chart and values

2024 International Energy Conservation Code (IECC)
CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY
TABLE R402.1.3
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 AND 8
Vertical fenestration U-factor	0.50	0.50	0.40	0.30	0.30	0.28 ^g	0.28 ^g	0.27 ^g
Skylight U-factor	0.60	0.60	0.60 (.65)	0.53	0.53	0.50	0.50	0.50
Glazed vertical fenestration SHGC	0.25	0.25	0.25	0.25	0.40	NR	NR	NR
Skylight SHGC	0.28	0.28	0.28	0.28	0.40	NR	NR	NR
Ceiling R-value	30	30	38 (49)	38	49	49	49	49
Insulation entirely above roof deck	25ci	25ci	25ci	25ci	30ci	30ci	30ci	35ci
Wood-framed wall R-value ^e	13 or 0&10ci	13 or 0&10ci	13 or 0&10ci	20 or 13&5ci or 0&15ci	30 or 20&5ci or 13&10ci or 0&20ci	30 or 20&5ci or 13&10ci or 0&20ci	30 or 20&5ci or 13&10ci or 0&20ci	30 or 20&5ci or 13&10ci or 0&20ci
Mass wall R-value ^f	3/4	3/4	4/6	8/13	8/13	13/17	15/20	19/21
Floor R-value ^h	13 or 7+5ci or 10ci	13 or 7+5ci or 10ci	13 or 7+5ci or 10ci	19 or 13+5ci or 15ci	19 or 13+5ci or 15ci	30 or 19+7.5ci or 20ci	30 or 19+7.5ci or 20ci	38 or 19+10ci or 25ci
Basement wall R-value ^h	0	0	0	5ci or 13 ^d	10ci or 13	15ci or 19 or 13&5ci	15ci or 19 or 13&5ci	15ci or 19 or 13&5ci
Unheated slab R-value & depth ^c	0	0	0	10ci, 2 ft	10ci, 3 ft	10ci, 3 ft	10ci, 4 ft	10ci, 4 ft
Heated slab R-value & depth ^c	R-5ci edge and R-5 full slab	R-5ci edge and R-5 full slab	R-5ci edge and R-5 full slab	R-10ci, 2 ft and R-5 full slab	R-10ci, 3 ft and R-5 full slab	R-10ci, 3 ft and R-5 full slab	R-10ci, 4 ft and R-5 full slab	R-10ci, 4 ft and R-5 full slab
Crawl space wall R-value ^h	0	0	0	5ci or 13 ^d	10ci or 13	15ci or 19 or 13&5ci	15ci or 19 or 13&5ci	15ci or 19 or 13&5ci

For SI: 1 foot = 304.8 mm.

NR = Not Required, ci = Continuous Insulation.

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R value specified in the table.



2024 IECC (Bldg. Thermal Envelope)

Type of Change: Changes to existing

Description: Several added requirements in table.

TABLE R402.5.1.1 AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION

2024 International Energy Conservation Code (IECC)		
CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY		
TABLE R402.5.1.1		
AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION ^a		
COMPONENT	AIR BARRIER, AIR SEALING CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building thermal envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	An air barrier shall be installed in any dropped ceiling or soffit to separate it from unconditioned space. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed with gasketing materials that allow for repeated entrance over time.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Access hatches and doors shall be installed and insulated in accordance with Section R402.2.5. Eave baffles shall be installed in accordance with Section R402.2.4.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior building thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Knee wall	Knee walls shall have an air barrier between conditioned and unconditioned space	Insulation installed in a knee wall assembly shall be installed in accordance with Section R402.2.3. Air-permeable insulation shall be enclosed inside an air barrier assembly.
Windows, skylights and doors	The rough opening gap between framing and the frames of skylights, windows and doors, shall be sealed in accordance with fenestration manufacturer's instructions.	Insulation shall not be required in the rough opening gap except as required by the fenestration manufacturer's instructions.
Rim joists	Rim joists shall include an air barrier. The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
Floors, including cantilevered floors and floors above garages	Floor framing members that are part of the building thermal envelope shall be air sealed to maintain a continuous air barrier. Air permeable floor cavity insulation shall be enclosed.	Floor insulation shall be installed in accordance with the requirements of Section R402.2.8.



2024 IECC (Bldg. Thermal Envelope)

Type of Change: Changes to existing (Cont.)

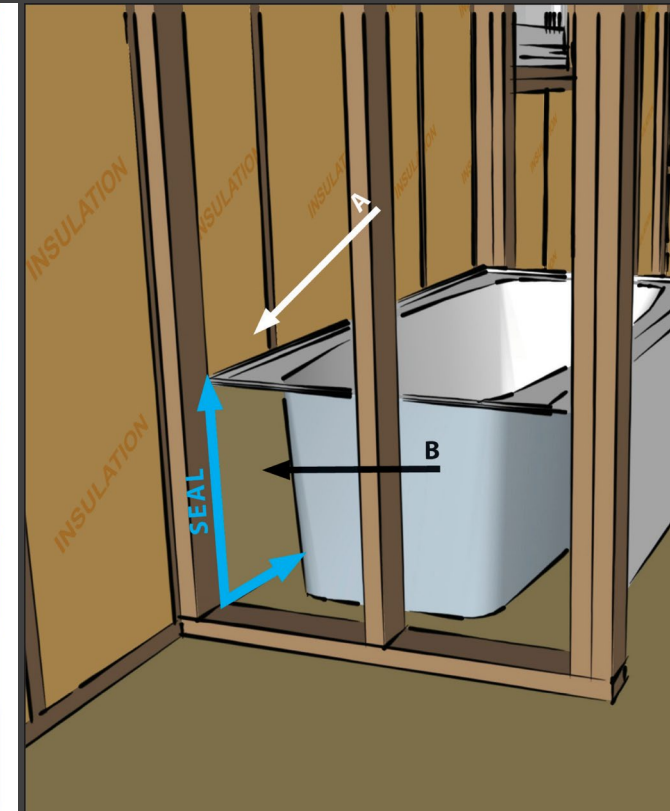
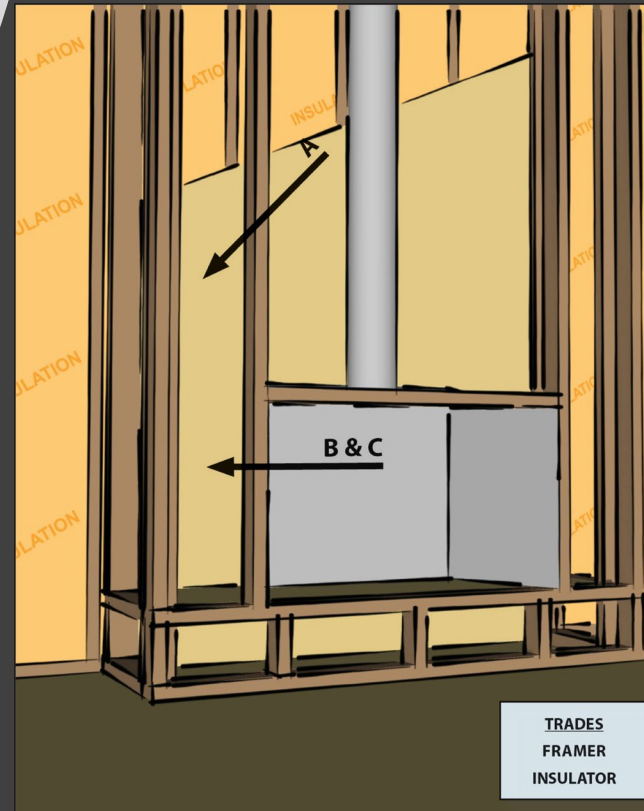
TABLE R402.5.1.1 AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION

Showers, tubs and fireplaces adjacent to the building thermal envelope	An air barrier shall separate insulation in the building thermal envelope from the shower, tub or fireplace assemblies.	Exterior framed walls adjacent to showers, tubs and fireplaces shall be insulated.
Electrical, communication and other equipment boxes, housings and enclosures	Boxes, housing and enclosures that penetrate the air barrier shall be caulked, taped, gasketed or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing or enclosure shall be sealed. Alternatively, air-sealed boxes shall be installed in accordance with Section R402.5.5.	Boxes, housing and enclosures shall be buried in or surrounded by insulation.
HVAC register boots	HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	HVAC supply and return register boots located within a building thermal envelope assembly shall be buried in or surrounded by insulation.
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—
Common walls or double walls separating attached single-family dwellings or townhouses	An interior air barrier shall be provided. Air sealing at the intersections with building thermal envelope shall be provided. Where installed in a fire-resistance-rated wall assembly, air sealing materials shall comply with one of the following: 1. Be in accordance with an approved design for the fire-resistance-rated assembly. 2. Be supported by approved data that shows the assembly as installed complies with the required fire-resistance rating.	Insulation materials recognized in the approved common wall or double-wall design and installed in accordance with the approved design shall be permitted to be used.

- a. Inspection of log walls shall be in accordance with the provisions of ICC 400.
- b. Insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists.

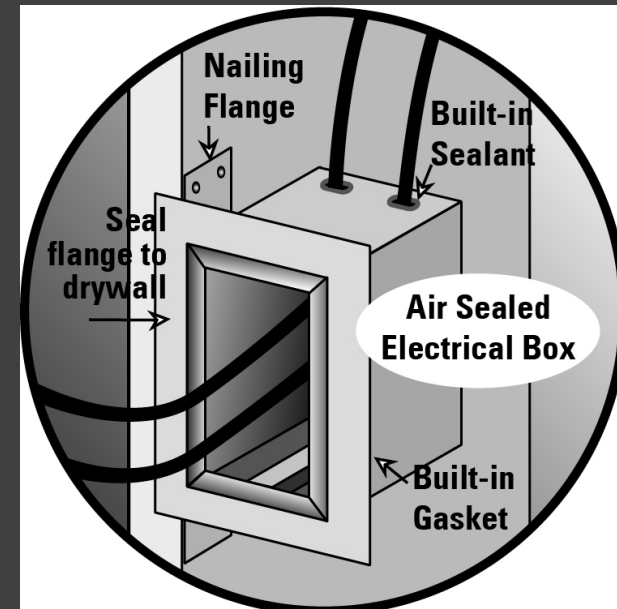
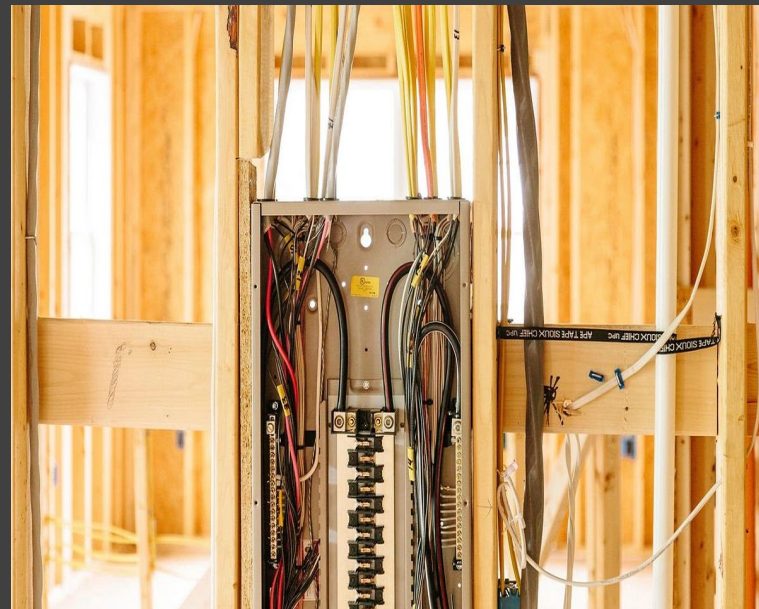
2024 IECC (Bldg. Thermal Envelope)

Type of Change: Cont. Shower, tubs, fireplaces



2024 IECC (Bldg. Thermal Envelope)

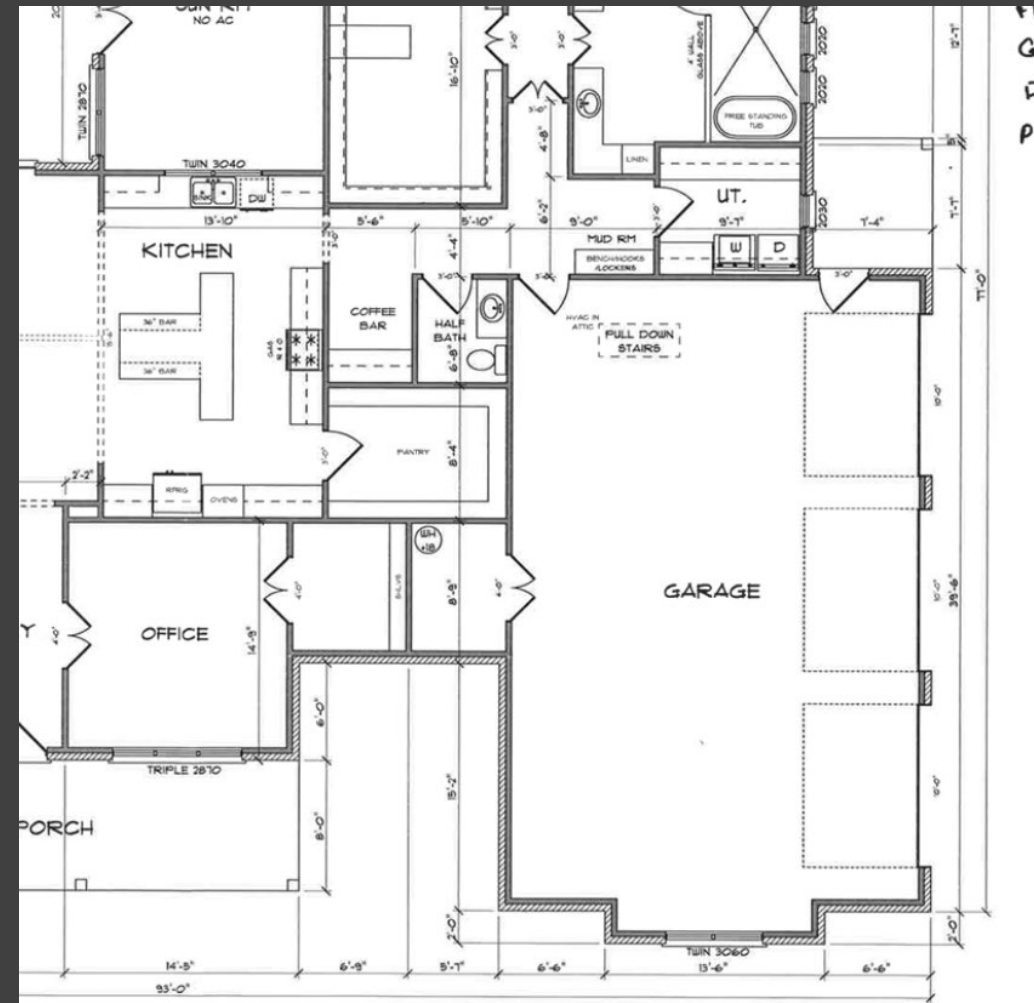
Type of Change: Cont. Electrical box





2024 IECC (Bldg. Thermal Envelope)

Type of Change: Cont. Electrical box





2024 IECC (Air Leakage)

Type of Change: Addition to existing

Change: 5 ACH to 4 ACH for blower door.

R402.5.1.3 Maximum air leakage rate.

Where tested in accordance with Section R402.5.1.2, the air leakage rate for buildings, dwelling units or sleeping units shall be as follows:

1. Where complying with Section R401.2.1, the building or the dwelling units or sleeping units in the building shall have an air leakage rate **not greater than 4.0 air changes per hour in Climate Zones 0, 1 and 2**; 3.0 air changes per hour in Climate Zones 3 through 5; and 2.5 air changes per hour in Climate Zones 6 through 8.

2. Where complying with Section R401.2.2 or R401.2.3, the building or the dwelling units or sleeping units in the building shall have an air leakage rate not greater than 4.0 air changes per hour, or 0.22 cubic feet per minute per square foot [1.1 L/(s × m²)] of the building thermal envelope area or the dwelling testing unit enclosure area, as applicable.



2024 IECC (Mech System Pipe Insul)

Type of Change: Change for clarification

Description: Pipe insulation requirements for Mechanical Systems.

R403.4.1 Protection of piping insulation.





2024 IECC (Controls Bathroom)

Type of Change: New Addition

R403.6.5 Intermittent exhaust control for bathrooms and toilet rooms.

Change: Exhaust control requirements for bathroom exhaust.

Where an exhaust system serving a bathroom or toilet room is designed for intermittent operation, the exhaust system controls shall include one or more of the following:

1. A timer control with one or more delay setpoints that automatically turns off exhaust fans when the selected setpoint is reached. Not fewer than one delay-off setpoint shall be 30 minutes or less.

2. An occupant sensor control with one or more delay setpoints that automatically turns off exhaust fans in accordance with the selected delay setpoint after all occupants have vacated the space. Not fewer than one delay-off setpoint shall be 30 minutes or less.



2024 IECC (Controls Bathroom)

Type of Change: New Addition (Cont.)

R403.6.5 Intermittent exhaust control for bathrooms and toilet rooms.

3.**A humidity control** with an adjustable setpoint ranging between 50 percent or more and 80 percent or less relative humidity that automatically turns off exhaust fans when the selected setpoint is reached.

4.**A contaminant control** that responds to a particle or gaseous concentration and automatically turns off exhaust fans when a design setpoint is reached.

Manual off functionality shall not be used in lieu of the minimum setpoint functionality required by this section.

Exception: Bathroom and toilet room exhaust systems serving as an integral component of an outdoor air ventilation system or a whole-house mechanical ventilation system.



2024 IECC (Interior lighting control)

Type of Change: New addition (~~Deleted per ordinance~~)

Description: New requirement to require all lighting inside to be either manual dimmer or auto shut-off with in 20 minutes.

R404.2.1 Habitable spaces.

All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.



2024 IECC (Spec insulation require.)

Type of Change: New addition

Description: New requirement to install automatic shutoff lights (within 20 min) in all garages, unfinished basements, laundry rooms and utility.

R404.2.2 Specific locations.

All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.



2024 IECC (Existing Building)

Type of Change: New addition

R503.1.2.4 Controls.

New heating and cooling equipment that is part of the alteration shall comply with Sections R403.1 and R403.2.

(403.1 - Controls for programable thermostat)

(403.2 – Water boiler temperature control)



2024 IECC (Appendix)

Type of Change: Adopted appendix

- APPENDIX RF ALTERNATIVE BUILDING THERMAL ENVELOPE INSULATION R-VALUE OPTIONS



2024 IECC (Appendix)

Type of Change: Not adopted

- APPENDIX RA BOARD OF APPEALS—RESIDENTIAL
- APPENDIX RB SOLAR-READY PROVISIONS—DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES
- APPENDIX RC ZERO NET ENERGY RESIDENTIAL BUILDING PROVISIONS
- APPENDIX RD ELECTRIC ENERGY STORAGE PROVISIONS
- APPENDIX RE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE
- APPENDIX RG 2024 IECC STRETCH CODE
- APPENDIX RH OPERATIONAL CARBON RATING AND ENERGY REPORTING
- APPENDIX RI ON-SITE RENEWABLE ENERGY
- APPENDIX RJ DEMAND RESPONSIVE CONTROLS
- APPENDIX RK ELECTRIC-READY RESIDENTIAL BUILDING PROVISIONS
- APPENDIX RL RENEWABLE ENERGY INFRASTRUCTURE

2024 IECC Redlined



(E) The International Energy Conservation Code, 2024¹ Edition, as promulgated by the International Code Council Inc., and all subsequently published annual revisions issued, except for the following, which shall amend and change said code only to the extent referenced:

- (1) Section C101.1 "Title." Insert: "The City of Harker Heights."
- (2) Section C~~106.6~~¹⁰⁴⁻⁵. Replace the text with the following: "The code official shall authorize the refunding of fees as follows:
 1. The full amount of any fee paid hereunder that was erroneously paid or collected.
 2. Not more than 50 percent of the permit fee paid where work has been done under a permit issued in accordance with this code.
 3. Not more than 50 percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended."
- (3) Section C10~~7~~⁵.6 "Re-inspection and Testing." Amend to read: "Where any work or installation does not pass an inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection."
- (4) Section C1~~09~~⁰⁹.4 "Failure to Comply." Revise the last sentence to read: "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable as provided in Section 150.99 of the Code of Harker Heights, Texas."
- (5) Add Section C11~~10~~¹⁰ "Board of Appeals." ~~Replace the text with the following:~~ "See Section 113 of the International Building Code."
- (6) Section R101.1 "Title." Insert: "The City of Harker Heights."
- (7) Section R10~~6.6~~⁶⁴⁻⁵. Replace the text with the following: "The code official shall authorize the refunding of fees as follows:
 1. The full amount of any fee paid hereunder that was erroneously paid or collected.
 2. Not more than 50 percent of the permit fee paid where work has been done under a permit issued in accordance with this code.
 3. Not more than 50 percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended."
- (8) Section R10~~7.35~~³⁵⁻⁶. "Re-inspection and Testing." Amend to read: "Where any work or installation does not pass an inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for re-inspection. A fee shall be paid to the city for each re-inspection."

2024 IECC Redlined



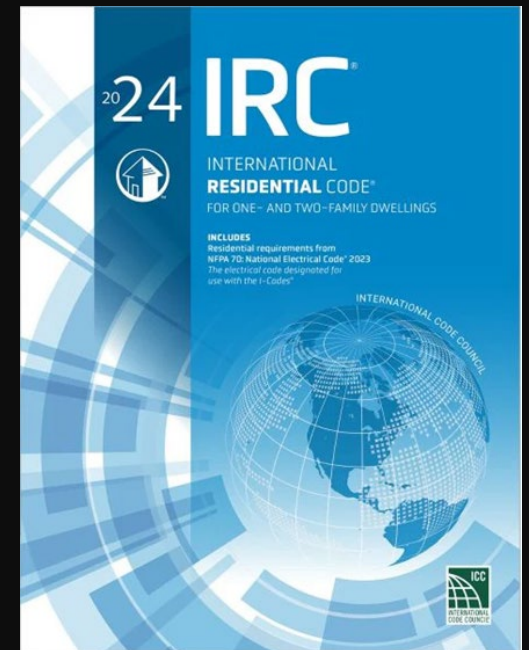
(9) Section R1~~1099~~.4 "Failure to Comply." Revise the last sentence to read: "Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable as provided in Section 150.99 of the Code of Harker Heights, Texas."

(10) Add Section R110 "Board of Appeals." Replace the text with the following: "See Section 113 of the International Building Code."

(11) Delete Section 404.2.1 Habitable spaces

2024 IRC

2024 International Residential Code





2024 IRC

SECTION R315 SLEEPING LOFTS

Added section for sleeping loft minimum requirements.
Provides an option for sleeping lofts that are becoming more popular in the design of homes

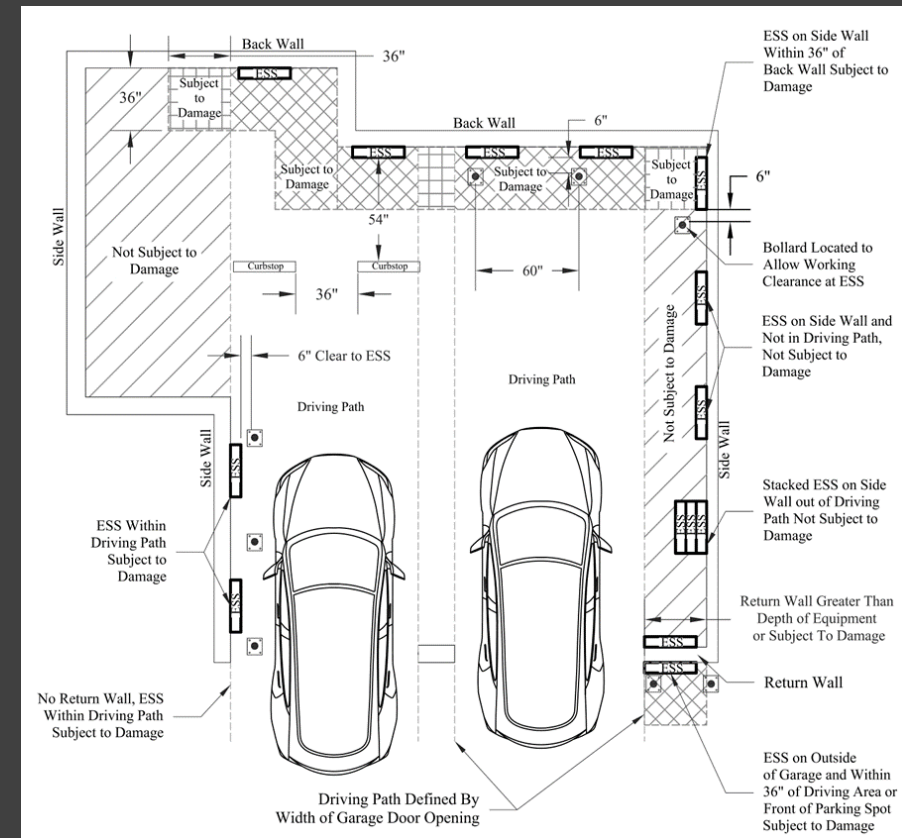




2024 IRC

SECTION R315 R330.8.1 Garages

gives some clarity and guidance on ESS impact protection in a garage from cars





2024 IRC

R506.3.3 Vapor retarder.

A minimum 6 mil (was 10 mil) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

City Amendment:

After last sentence add the following. "All laps shall be properly taped."



2024 IRC

Appendix adopted:

- APPENDIX BA MANUFACTURED HOUSING USED AS DWELLINGS
- APPENDIX BB TINY HOUSES
- APPENDIX BC ACCESSORY DWELLING UNITS (ADU)
- APPENDIX BD HOME DAY CARE OCCUPANCY
- APPENDIX BF PATIO COVERS
- APPENDIX BG SOUND TRANSMISSION
- APPENDIX BH AUTOMATIC VEHICULAR GATES
- APPENDIX BL HEMP-LIME (HEMPCRETE) CONSTRUCTION
- APPENDIX BM 3D-PRINTED BUILDING CONSTRUCTION
- APPENDIX BN EXTENDED PLATE WALL CONSTRUCTION



2024 IRC

Appendix adopted:

- APPENDIX BO EXISTING BUILDINGS AND STRUCTURES
- APPENDIX CA SIZING AND CAPACITIES OF GAS PIPING
- Appendix CB Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
- APPENDIX CD PIPING STANDARDS FOR VARIOUS APPLICATIONS
- APPENDIX CE VENTING METHODS
- APPENDIX CF SIZING OF WATER PIPING SYSTEM



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Appendix not adopted:

- APPENDIX BE RADON CONTROL METHODS
- APPENDIX BI LIGHT STRAW-CLAY CONSTRUCTION
- APPENDIX BJ STRAWBALE CONSTRUCTION
- APPENDIX BK COB CONSTRUCTION (MONOLITHIC ADOBE)
- APPENDIX CC RECOMMENDED PROCEDURE FOR SAFETY. INSPECTION OF AN EXISTING APPLIANCE INSTALLATION
- APPENDIX CG NONSEWERED SANITATION SYSTEMS



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APPENDIX CH PRIVATE SEWAGE DISPOSAL

Section CH101.1 of Appendix CH " Private Sewage Disposal." Amend to read: "All private sewage disposal systems shall conform to the requirements of the Texas Department of Health and the Texas Commission on Environmental Quality, as administered by the Bell County Health Department."



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(F) The International Residential Code for One and Two Family Dwellings, 2024 Edition, as promulgated by the International Code Council, Inc., and all subsequently published annual revisions, except for the following, which shall amend and change said code only to the extent referenced:

(1) Section R101.1 "Title." Insert: "The City of Harker Heights."

(2) Section R105.1 "Required." Amend to read: "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to install accessory structures, or to cause any such work to be done, shall first make application to the Building Official for a permit. Any owner or authorized agent shall also comply with applicable state and local rules and regulations concerning licensing and registration, and obtain the required permit."

(3) Section R105.2 "Work Exempt from Permit." Remove exemptions 1, 2, 4, 5 and 10, and change number 3 to read: "Retaining walls that are not over 2 feet (609.6 mm) in height unless supporting a surcharge."

(4) Section R109.4.1 "Re-inspection." Add new section to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the Building Official for re-inspection. A fee shall be paid the city for each re-inspection."

(5) Section R112 "Board of Appeals." Replace the text with the following: "Refer to Section 113 of the International Building Code."

(6) Section R113.4 "Violation Penalties." Add the following sentence: "Refer to Section 150.99 of the Code of Harker Heights."

(7) Table 301.2. Insert the following criteria:

Snow load 5 pounds/foot

Wind 115 (3-sec gust)/75 fastest mile

Seismic Design Category B

Weathering Moderate

Frostline depth 4 inches

Termite Moderate to heavy

Decay Slight to moderate

Winter Design Temperature 26° F

Flood Hazards Local Code

2024 IRC Redlined



~~(8) Section R306.5 "Toilet Facilities for Workers." Add to read as follows: "Toilet facilities shall be provided for construction workers, and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3. The path of travel to required facilities shall not exceed a distance of 300 feet (91.2 m)."~~

~~(89) Section R309.2 "Automatic Fire Sprinkler Systems." Delete this section.~~

~~(9+0) Section 309.2.1 "Design and Installation." Amend to read: "Automatic residential fire sprinkler systems when installed shall be designed and installed in accordance with Section P2904 or NFPA 13D."~~

~~(10) Section R3206.5 "Toilet Facilities for Workers." Add to read as follows: "Toilet facilities shall be provided for construction workers, and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3. The path of travel to required facilities shall not exceed a distance of 300 feet (91.2 m)."~~

(11) Section R404.6 "Retaining Walls." Add new section to read as follows: "Retaining walls two (2) feet and over must be permitted and engineered. Walls used to separate elevations between properties shall be placed on the property line or not closer than six (6) feet to the property line, allowing room to provide a drainage swale that will prevent runoff waters from inundating the adjacent properties. Retaining walls must be constructed of a material that is classified as permanent, i.e., concrete or decorative concrete block; the use of heavy timber is not permitted within ten (10) feet of any property line. Retaining wall drawings and engineered plans must be site specific."

~~(12) Section 506.3.3 After last sentence add the following. "All laps shall be properly taped."~~

~~(132) Section R602.3.1 "Stud Size, Height and Spacing." Add the following exemption: "4. Where plumbing is present and passes through more than one framing member within a wall assembly, no less than two by six (2x6) framing shall be used. (Wet Walls)"~~

~~(143) Section R801 "General." Add Section R801.4 "Roof Framing" to read as follows: "Roof framing materials, two inch (2") by four inch (4"), referred to in the span tables of this chapter, shall not be permitted in habitable structures except when used in engineered trusses."~~

~~(15) Section 908.3 Remove exception 3~~

~~(14) Section 908.3.1 "Roof Re-cover." Delete this section:~~

~~(15) Section 908.3.1.1. Delete this section.~~

(16) Section 908.4 "Roof Re-covering." Delete ~~entire this~~ section.

(17) Section 908.7 "Secondary Roofing." Add section to read as follows: "No building hereafter constructed, altered, or re-roofed, shall have a second roof structure placed over an existing roof structure without the removal of the entire first roof."

(18) Section P2501.3 "Metering." Add new section: "Each dwelling to which domestic water service is supplied shall be separately metered. Upon request for a meter set, the water service tap shall be identified and exposed by the owner or his agent. Adjacent grade at that time shall be as

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close to finished grade as possible. Should finished grade later prove to vary from that which was anticipated upon the setting of the meter, it shall be the owner's sole responsibility to alter the grade of the water service tap, the meter, meter vault and yard line to accommodate the grade change."

(19) Section P2501.4 "Sewer Connection." Add new section: "Each dwelling which contains plumbing fixtures designed to waste to the sanitary drainage system shall have a separate connection at the public sewer. Each household unit of a townhouse or two family dwelling shall have a separate connection to the public sewer, and shall not share any portion of the DWV system. A common collector line may receive the discharge from each household unit in the case of two family dwellings under common ownership and management."

(20) Section 2603.1.1. Add new section to read: "Wall framing for walls containing plumbing." Add section to read: "Any wall that contains plumbing shall be constructed of a minimum of two by six nominal stud (2X6)."

(21) Section 2603.5.1. Add 12" at both locations.

(22) Section 2801.6.3. Add new section to say: "An approved warning and water service shutoff device shall be required where the pan drain termination is not take to the outside."

(23) Section 2804.6.1 "Requirements for discharge piping" Add exemption 2.1 to read "Exemption: Discharge may be taken directly to the outside provided it has been approved by the Building Official and it is located in a conspicuous location that is visible from the front of the building and meets all other requirements in 2804.6.1."

(23) Section 2902. After last sentence add the following: "No backflow devices shall be located below grade."

(24) Section P2902.4.3 "Hose Connection." Add the following: "All hose bibs installed on the exterior of the building shall be protected with a back flow preventer that is an integral part of the hose bib."

(25) Sections 3005.2. After last sentence add the following: "A minimum of one (1) clean-out conforming with section 3005.2.1 through 3005.2.11 and one (1) clean out located within 5' inside the property line shall be required. Where a cleanout is in conflict with any easement, public or private, the placement of the cleanout shall be coordinated with the City Building Official."

(26) Section 3005.4.2.1. Add new section to read as follows: "Building sewers shall not be less than 3 inches (7.62 cm) in diameter."

(27) Table 3005.4.2. Add footnote "c". Amend to read as follows: "Building sewers shall not be less than 3 inches (7.62 cm) in diameter."

(28) Section P3007.1.1 "Location of Sumps and Ejectors." Add to read as follows: "All portions of any equipment associated with a sewer sump or ejector shall be installed out-of-doors, and not within any building intended for human habitation."

(29) Section P3102.1 "Required Vent Extension." Add the following: "Every building in which plumbing is installed shall have at least one stack, the size of which not less than 3 inches (7.62

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cm). Such stack shall run undiminished in size, and as directly as possible from the building drain through to the open air or a vent header that extends to the open air. Where possible, the 3-inch (7.62-cm) vent should serve the water closet farthest from where the building sewer exits the building."

(30) Section P3114.1 "General." After last sentence add the following: "Air admittance valves may only be installed with prior written authorization of the Building Official."

(31) Section E3601.6.2 "Service Disconnect Locations." Amend to read: "The service disconnecting means shall be installed at a readily accessible location outside of the building, and as close to the meter base as possible. Each occupant shall have clear access to the service disconnecting means serving the dwelling unit in which they reside."

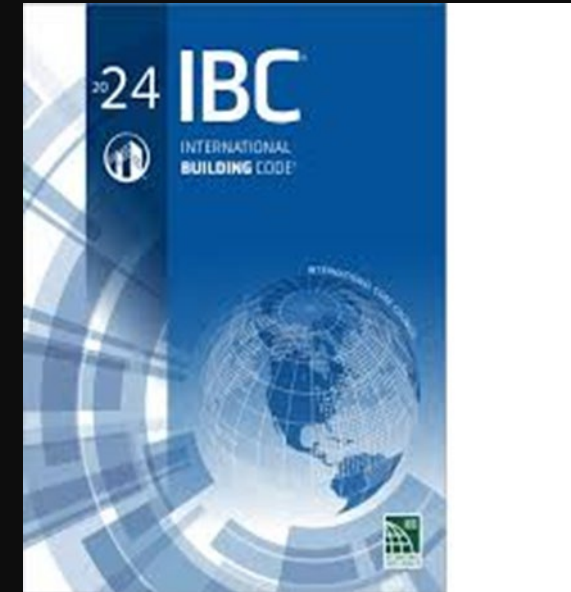
(32) Section AI101.1 of Appendix I "Private Sewage Disposal." Amend to read: "All private sewage disposal systems shall conform to the requirements of the Texas Department of Health and the Texas Commission on Environmental Quality, as administered by the Bell County Health Department."

(33) Appendices BA, BB, BC, BD, BF, BG, BH, BM, BN, BO, CA, CB, CC, CD, CE, CF, AA, AB, AG, AD, AG, AH, AI, AJ, AK, AM, AN, AO, AP, AQ, and AV are adopted.

(34) Appendices AA, AB, BE, BI, BJ, BK, BL, CG, CH, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, AE, AF, AL, AR, AS, AT, AU and AV are not adopted.

2024 IBC

2024 International Building Code





2024 IBC

903.2.2 Group B.

An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1 and 903.2.2.2.

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

(903.2.2.2 Laboratories involving testing, research and development of lithium-ion or lithium metal batteries)



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(903.2.2.2 Laboratories involving testing, research and development of lithium-ion or lithium metal batteries)



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Add section 903.2.11.7 Buildings Over 12,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings, regardless of occupancy classification or use, with a building area 12,000 sq. ft. or greater and in all existing buildings that are enlarged to be 12,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception:

(1) Open parking garages in compliance with Section 406.5 of the International Building Code where all of the following conditions apply:

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

(2) One and two-family dwellings

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The following codes are hereby adopted by reference as though they were fully copied herein, with deletions, alterations and additions as indicated:

(A) The International Building Code, 2024~~4~~ Edition, as promulgated by the International Code Council, Inc., and all subsequently published annual revisions, except for the following, which shall amend and change said code only to the extent referenced:

(1) In Section 101.1 "Title." Insert: "The City of Harker Heights."

(2) Section 105.1 "Required." Amend to read: "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing systems; the installation of which is regulated by this code, or to install accessory structures, or to cause any such work to be done, shall first make application to the Building Official for a permit, shall comply with applicable state and local rules and regulations concerning licensing and registration, and obtain the required permit."

(3) Section 105.2 "Work Exempt From Permit."

(a) Delete Items 1, 2, 3 and 6.

(b) Change Item 4 to read "2 feet."

~~(4) Section 107.1 General. Add after last sentence "For all nonresidential new construction and remodel projects, the construction documents shall be prepared by a design professional registered with the State of Texas."~~

~~(5)~~ Section 109.4 "Work Commencing Before Permit Issuance." Revise to read: "Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a penalty of the greater of \$250 or 100% of the permit fee in addition to the required permit fees."

~~(6)~~ Section 109.6 "Refunds" Remove and insert: "The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 50 percent of the permit fee paid where work has been done under a permit issued in accordance with this code.
3. Not more than 50 percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended."

~~(7)~~ Section 110.6.1 "Re-inspection." Add new section to read as follows: "Where any work or installation does not pass any inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be re-submitted to the code official for re-inspection. A fee shall be paid the city for each re-inspection."

~~(8)~~ Section 113 "MeansBoard of Appeals." Revise to read: "Building Standards Commission", and replace in its entirety with the following:

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~~(99)~~ Section 113.1 "General." "The ZBA (Zoning Board of Adjustments) is designated to hear and decide appeals of orders, decisions or determinations made by the Building Official or Fire Code Official relative to the application and interpretation of the applicable code. The ZBA shall be appointed as codified by Chapter 155 of the Code of Harker Heights. The Board shall render all decisions and findings in writing to the appellant, with a duplicate copy to the code official."

~~(109)~~ Section 113.2 "Limitations of Authority." Amend to read: "An application for appeal shall be based on a claim that the true intent of this code or the rules adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of construction or protection is proposed. The Board shall have no authority to waive requirements of this code."

~~(116)~~ Section 202 "Definitions." Add the following:

ALL WEATHER DRIVING SURFACE - A driving surface that is capable of supporting the imposed loads of fire apparatus and consisting of material that is impervious to damage from wet conditions and does not produce dust during dry weather conditions. Accepted materials shall consist of concrete or asphalt correctly applied.

AS DEVELOPED - The change of use of a parcel of land from a vacant, unimproved tract to one which is prepared for occupancy by buildings or structures.

MOBILE FOOD VENDOR - A mobile food unit which is wheeled, or otherwise designed to be readily transported from place to place, whether towed or self-propelled, and which is not designed to be permanently connected to domestic water, sanitary systems, or electricity.

MOBILE HOME PARK - For purposes of enforcement of these code provisions, a mobile home park shall be considered as commercial property.

THE ROUTE THAT A FIRE HOSE WOULD BE LAID - The routing of fire hose from either a public or approved on-site fire hydrant to the fire apparatus along the length of the public roadway and/or approved private fire lanes.

TEMPORARY - Any length of time not to exceed ninety (90) days without conditional use approval."

TEMPORARY STRUCTURE. Any building or structure erected for a period of 90 days or less to support temporary events. Temporary structures include a range of structure types (public-occupancy temporary structures, temporary special event structures, tents, umbrellas and other membrane structures, relocatable buildings, temporary bleachers, etc.) for a range of purposes (storage, equipment protection, dining, workspace, assembly, etc.).

~~(124)~~ Section 406.7.2 "Canopies." Amend the height requirement to 14 feet, 0 inches (4,267.2 mm).

~~(132)~~ Section 502.1 "Address Identification." Amend to read: "New and existing buildings shall be provided with approved address numbers or letters. One- and two-family dwellings must be a minimum of 4 inches (102 mm) high and a minimum of 0.5 inches (12.7 mm) wide; all other buildings must be 6 inches (152.4 mm) high and a minimum of 0.5 inches (12.7 mm) wide. They shall be

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installed on a contrasting background, be plainly visible from the street or road fronting the property. Where access is by means of a private road and the building address cannot be seen from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. On all multi-family buildings above two-family dwellings shall be a placard mounted on the street side of the building, visible from the roadway, stating the person or company that manages the property and a 24-hour phone number. The placard minimum is 12 inches by 10 inches, with letters and numbers being 1 inch in height, and of contrasting colors to the placard and the structure."

(143) Section 707.5 "Continuity." Change last sentence to read: "Joints, voids and intersections shall comply with sections 706.5, 706.5.1, 706.5.2, 707.8 and 707.9."

(154) Section 903.1.2 "Special Construction Requirements." Add new section to read as follows: "Other provisions of this code notwithstanding, automatic sprinkler systems complying with Chapter 9 of this code shall be installed in all buildings in excess of two stories, or thirty-five (35) feet in height.

Exceptions: one and two family dwellings.

(16) Section 903.2.8 "Group R" Add exception: One and two-family dwellings.

~~(15) In Section 903.2.8 "Group R." Add exceptions:~~

~~—"Exception: Construction of one (1) apartment building containing up to four (4) units on a single lot, constructed with a two (2) hour fire separation (with no penetrations) from slab to the underside of the roof between dwelling units, shall not be required to install a fire sprinkler system:~~

~~—Exceptions: one and two family dwellings."~~

(17) Add section 903.2.11.7 Buildings Over 12,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings, regardless of occupancy classification or use, with a building area 12,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception:

(1) Open parking garages in compliance with Section 406.5 of the International Building Code where all of the following conditions apply:

a. The structure is freestanding.

b. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms, elevators or spaces used or occupied for anything other than motor vehicle parking.

c. The structure does not exceed 3 stories.

d. An approved fire apparatus access road is provided around the entire structure

(2) One and two-family dwellings

2024 IBC Redlined



(186) Section 1102.11+2 "Design." Amend to read as follows: "Buildings and facilities shall be designed and constructed to be accessible in accordance with this chapter and the Texas Accessibility Standards (TAS) of the Architectural Barriers law, Government Code Chapter 469, as applicable.

Exceptions: Buildings regulated under state law and built in accordance with state-certified plans, including any variance or waivers granted by the state, shall be deemed to be in compliance with the requirements of this chapter."

(197) Section 1512.2+4 "Roof Replacement~~over~~." Delete #2 and all of #3-

(20+0) Section 1512.3 "Roof Recovering." Amend to read as follows: "No building hereafter constructed, altered, or re-roofed, shall have a second roof structure placed over an existing roof structure without the removal of the entire first roof."

(21+0) Section 1612.3 "Establishment of Flood Hazard Areas." Insert: "The City of Harker Heights" and "September 26, 2008," respectively.

(220) Section 1807.2 "Retaining Walls." Amend to read: "Retaining walls two (2) feet and over must be permitted and engineered. Walls used to separate elevations between properties shall be placed on the property line or not closer than six (6) feet to the property line, allowing room to provide a drainage swale that will prevent runoff waters from inundating the adjacent properties. Retaining walls must be constructed of a material that is classified as permanent, i.e., concrete or decorative concrete block; the use of heavy timber is not permitted within ten (10) feet of any property line. Retaining walls shall be designed in accordance with Sections 1808.2.1 through 1807.2.3. Retaining wall drawings and engineered plans must be site specific."

(23+4) Table 2308.117.1(1) through Table 2308.117.2(6) of this code are amended by deleting in their entirety all columns that refer to 2 by 4s.

(242) Appendices C, E, F, ~~G, I, J, K, L~~ and ~~P~~ are adopted.

(250) Appendices A, B, D, H, ~~I~~, M, N and O are not adopted.

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Open discussion-Questions and Answer

Revisit Codes as requested.



Thank you for Attending!

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