



City of Harker
Heights
June 4, 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



Reinspection Fees

No reinspection will be performed until all fees are paid.

All fees can be paid online when requesting the inspection at My Government online.



Permit expiration

Permits expire 180 days after inactivity.

- New fees are applicable
- Any newly adopted code or ordinances are applicable.

Inactivity is measured by inspection requests. Once an inspection has been completed the 180-day clock resets.

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

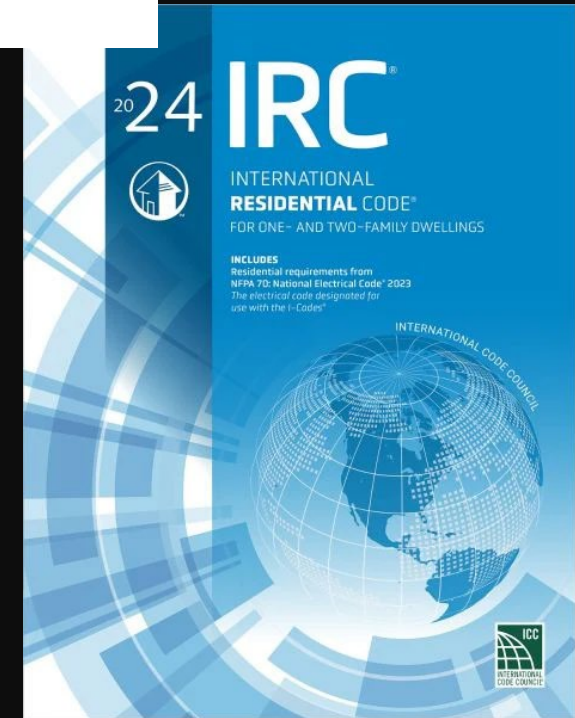
September 11, 2024

UPCOMING
MEETINGS





2024 International Residential Code (IRC)



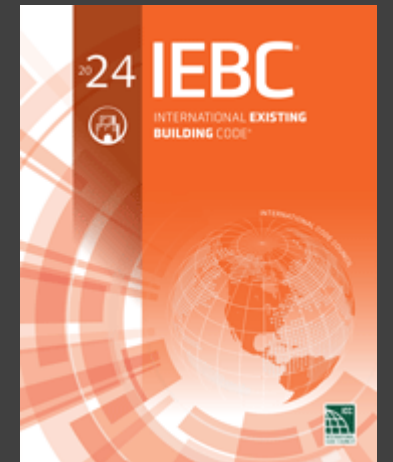


SECTION R102.6.1 (IRC)

R102.6.1 Additions, alterations, change of use or repairs.

Type: Addition to add change of use.

...Where additions, alterations or changes of use to an existing structure result in a use, occupancy, height or means of egress outside the scope of this code, the building shall comply with the International Existing Building Code.





SECTION 104 (IRC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Addition

R104.2 Determination of compliance.

The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of this code's provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code..



SECTION 104 (IRC) DUTIES AND POWERS OF THE CODE OFFICIAL

Type: Additions

- R104.2.1 Listed compliance.
- R104.2.2.1 Approval authority.
- R104.2.2.2 Application and disposition.
- R104.2.2.3 Compliance with code intent.
- R104.2.2.4 Equivalency criteria.
- R104.2.2.5 Tests.
- R104.2.2.6 Reports.
 - R104.2.2.6.1 Evaluation reports.
 - R104.2.2.6.2 Other reports.



City Amendment

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."



City Amendment (Cont)

Section R105.1 "Required." Amend

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."

Examples:

TCEQ-Anything licensed not addressed by city.

FEMA-Flood Plain

TDLR-Anything licensed not addressed by city.

DHHS-Asbestos

TxDOT-Parking, streets, approaches, etc.

ETC.



City Amendment

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 measured from the bottom of the footing to the top of the wall, unless supporting a surcharge"

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2134 mm) high.
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. Sidewalks and driveways.



City Amendment

R105.2 Work exempt from permit. (Cont)

10. Decks not exceeding 200 square feet (18.58 m²) 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 R318.4.



City Amendment

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."



City Amendment

- (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."



City Amendment (Cont)

§ 150.99 PENALTY.

(A) Any person, firm, corporation or agent who shall violate a provision of the technical codes adopted under this chapter, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a Class "C" misdemeanor. Each such person shall be considered guilty of separate offense for each and every day or portion thereof during which any violation of any of the provisions of said codes are committed or continued, and upon conviction of any such violation in the Municipal Court such person shall be subject to a fine not to exceed \$2,000.



SECTION R201 (IRC) Definitions

Type: Addition and clarification

Several definitions added and changed for clarification .



City Amendment

(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: 6 inches

Termite: Moderate to heavy

Decay: Slight to moderate

Winter Design Temperature: 26° F

Flood Hazards: Local Code



SECTION R302 (IRC) FIRE-RESISTANT CONSTRUCTION

Type: Addition and clarification

Description: Imaginary lot lines are added for calculating fire separation distance when considering multiple dwellings on a single lot. Table R302.1

R302.1 Exterior walls....For the purposes of determining fire separation distance, dwellings and townhouses on the same lot shall be assumed to have an imaginary line between them. Where a new dwelling or townhouse is to be erected on the same lot as an existing dwelling or townhouse, the location of the assumed imaginary line with relation to the existing dwelling or townhouse shall be such that the existing dwelling or townhouse meets requirements of this section.



Section R302.3.6 Shared accessory rooms.

Type: Addition

Description:

Shared accessory rooms are an option in two-family dwellings.

Shared accessory rooms shall be separated from each individual dwelling unit in accordance with Table R302.3.6. Openings between the shared accessory room and dwelling unit shall comply with Section R302.3.6.1. Attachment of gypsum board shall comply with Table R702.3.5.



City Amendment

Section R309.2 "Automatic Fire Sprinkler Systems." Delete this section.



SECTION R315 SLEEPING LOFTS

Type: Addition

Description:

Sleeping loft requirements added for habitable attic style lofts and tiny home style lofts now have maximum size limits to meet an exception.

- R315.2 Sleeping loft limitations.
- The sleeping loft floor area shall be less than 70 square feet (6.5 m²).
- The sleeping loft ceiling height shall not exceed 7 feet (2134 mm) for more than one-half of the sleeping loft floor area.



SECTION R315 SLEEPING LOFTS

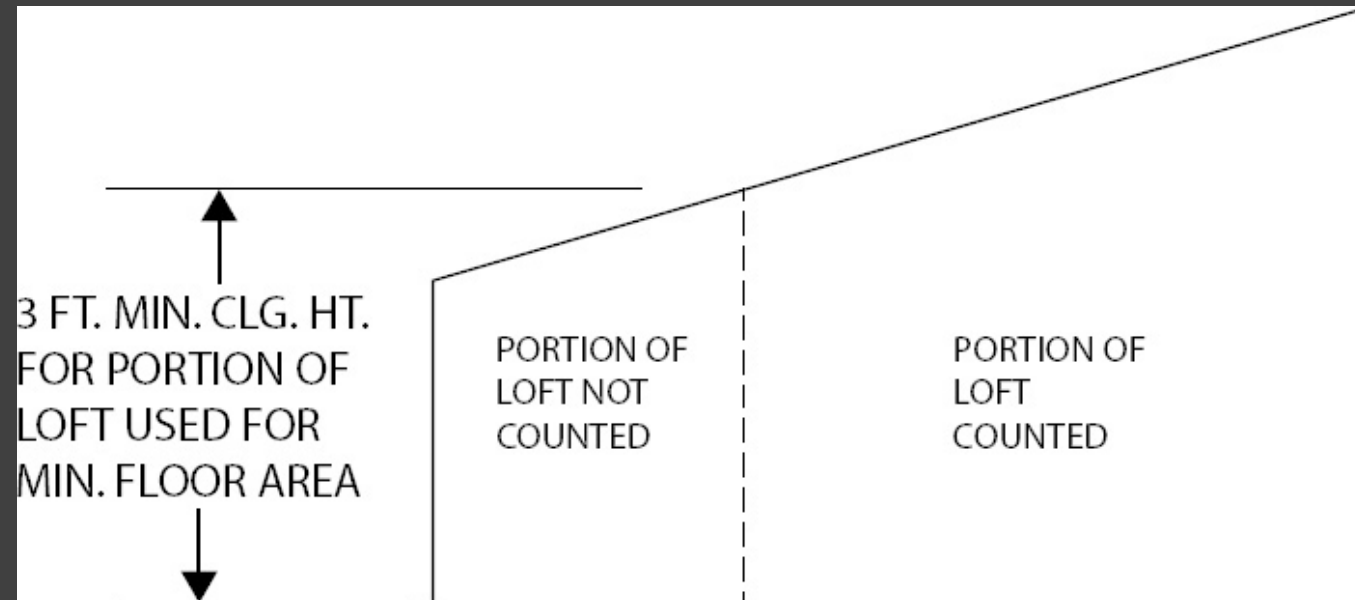
Type: Addition (Cont.)

- The clear height below the sleeping loft floor construction shall not be less than 7 feet (2134 mm). The ceiling height above the finished floor of the sleeping loft shall not be less than 3 feet
- A permanent means of egress shall be provided for sleeping lofts. 3 feet entire length.
- Stairways providing egress from a sleeping loft shall not be less than 17 inches in width above handrail. Not less than 20" below handrail.



SECTION R315 SLEEPING LOFTS

Type: Addition (Cont.)





SECTION R315 SLEEPING LOFTS

Type: Addition (Cont.)

- Risers for stairs providing egress from a sleeping loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:
 1. The tread depth shall be 20 inches (508 mm) minus four-thirds ($4/3$) of the riser height.
 2. The riser height shall be 15 inches (381 mm) minus three-fourths ($3/4$) of the tread depth. A permanent means of egress shall be provided for sleeping lofts. 3 feet entire length.



SECTION R315 SLEEPING LOFTS

Type: Addition (Cont.)

- Landings at stairways providing egress from sleeping lofts shall comply with Section R318.7.6, except that the depth of landings in the direction of travel shall be not less than 24 inches (610 mm).
- Ladders providing egress from sleeping lofts shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300-pound (136 kg) load on any rung. Rung spacing shall be uniform within 3/8 inch (9.5 mm).
- Ladders shall be inclined at 70 to 80 degrees from horizontal.



City Amendment

Section R326.5 "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).



SECTION R330 ENERGY STORAGE SYSTEMS

Type: Addition and clarification

Description:

Many requirements for energy storage systems are added.

- Listed and labeled for use in habitable spaces
- separated from each other by not less than 3 feet (914 mm) except where other separation distances are specified by the ESS listing and the manufacturer's installation instructions.



SECTION R330 ENERGY STORAGE SYSTEMS

Type: Addition and clarification (cont.)

- 3.Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions.



SECTION R330 ENERGY STORAGE SYSTEMS

Type: Addition and clarification (cont.)

- Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling 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) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-closing or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4.



SECTION R330 ENERGY STORAGE SYSTEMS

Type: Addition

Description:

New protection requirements for storage batteries in garages are added.



SECTION R330 ENERGY STORAGE SYSTEMS

Type: Addition (Cont.)

R330.8.1 Garages.

Where an ESS is installed in the normal driving path of vehicle travel within a garage, impact protection complying with Section R330.8.3 shall be provided. The normal driving path is a space between the garage vehicle opening and the interior face of the back wall to a height of 48 inches (1219 mm) above the finished floor. The width of the normal driving path shall be equal to the width of the garage door opening. Impact protection shall also be provided for an ESS installed at either of the following locations (see Figure R330.8.1):

1. On the interior face of the back wall and located within 36 inches (914 mm) to the left or to the right of the normal driving path.
2. On the interior face of a side wall and located within 24 inches (610 mm) from the back wall and 36 inches (914 mm) of the normal driving path.

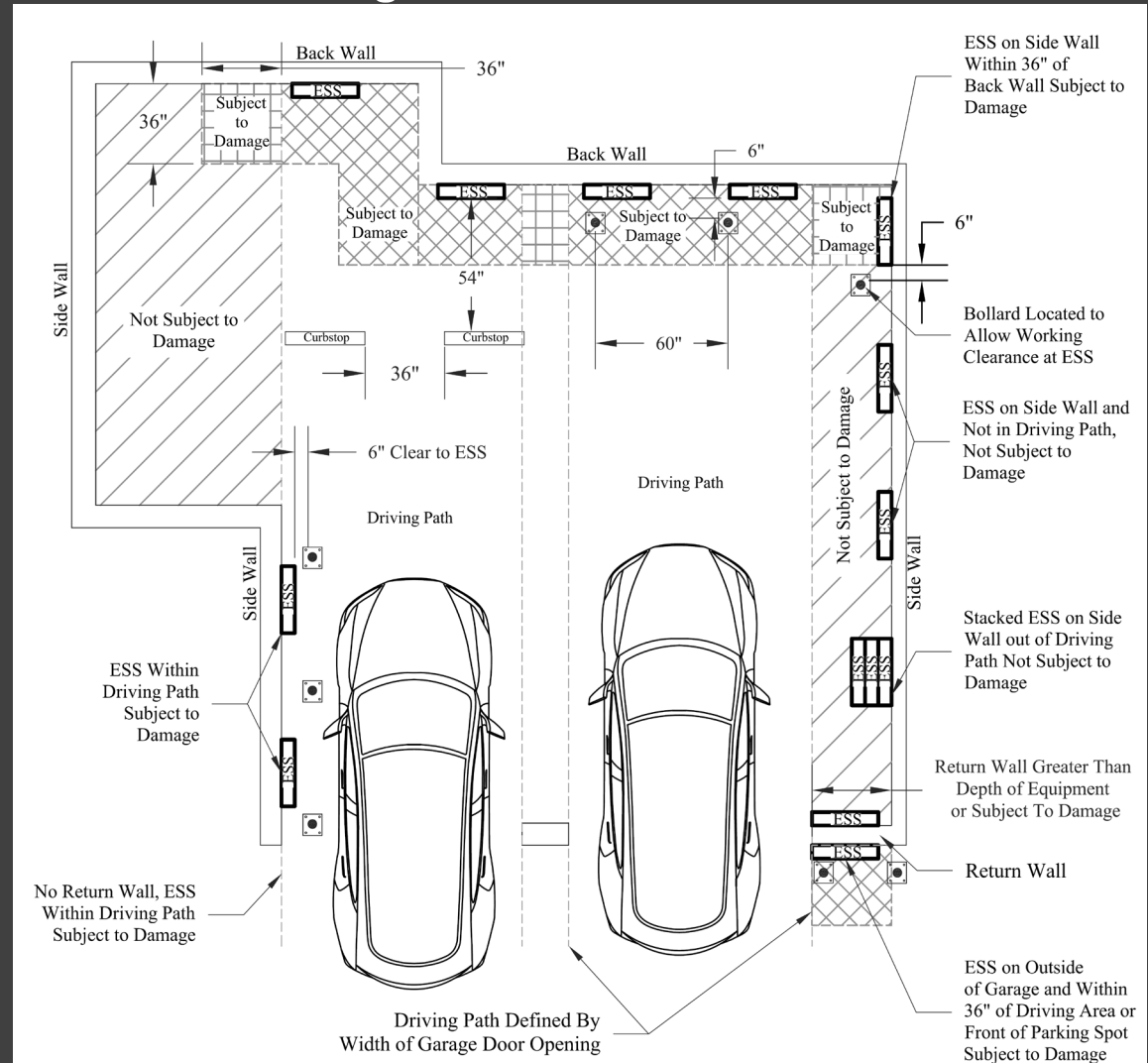
Exception: Where the clear height of the vehicle garage opening is 7 feet 6 inches (2286 mm) or less, ESS installed not less than 36 inches (914 mm) above finished floor are not subject to vehicle impact protection requirements.



SECTION R330 ENERGY STORAGE SYSTEMS

Type: Addition (Cont.)

R330.8.1 Garages.





City Amendment

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."



City Amendment

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.



Chapter 5 Floors

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."



City Amendment

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)"



City Amendment

R602.3.2 Top plate.

Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches (610 mm). Joints in plates need not occur over studs. Plates shall be not less than 2-inches (51 mm) nominal thickness and have a width not less than the width of the studs.

Remove Exemption for single top plate.



City Amendment

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."



City Amendment

Section 908.4 "Roof Re-cover." Delete this section.

Section 908.4.1 "Roof Re-covering." Delete this section.

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."



Chapter 15 Exhaust Systems(IRC)

Type: Addition

Description:

Clarifying where make up air is required for dryer.

M1502.6 Makeup air.

Installations exhausting more than 200 cubic feet per minute (0.09 m³/s) shall be provided with makeup air.



Chapter 15 Exhaust Systems(IRC)

Type: Addition

Description:

Clarifying where make up air is required for dryer.

M1502.6.1 Closet installation.

Where a closet is designed for the installation of a clothes dryer, makeup air shall be provided in accordance with the dryer manufacturer's installation instructions. If the manufacturer's installation instructions do not include specifications for provision of makeup air, one or more permanent openings having a total area of not less than 100 square inches (645 mm²) shall be provided in the closet enclosure, or makeup air shall be provided by other approved means.



Chapter 15

Exhaust Systems(IRC)

Type: Clarification

Description:

Clarifying the requirement for make up air.

M1503.5 Kitchen exhaust rates.

Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the exhaust rate shall equal or exceed the airflow required in Table M1505.5 at one or more speed settings.

TABLE M1505.5 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

For SI: 1 cubic foot per minute = 0.0004719 m³/s, 1 inch water column = 0.2488 kPa.



Chapter 15 Exhaust Systems(IRC)

Type: Clarification

Description:

Clarifying the requirement for make up air.

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 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one outdoor air duct and damper complying with Section M1503.6.2.

Exemption: Exclusively for space cooling.



Chapter 15 Exhaust Systems(IRC)

Type: Clarification

Description:

Clarifying the requirement for make up air.

M1503.5 Kitchen exhaust rates.

Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the exhaust rate shall equal or exceed the airflow required in Table M1505.5 at one or more speed settings.



Chapter 15 Exhaust Systems(IRC)

Type: Clarification

Description:

Allowing exhaust termination within 3' of opening.

M1504.3 Exhaust openings.

Air exhaust openings shall terminate as follows:

1. Not less than 3 feet (914 mm) from property lines.

2. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors except where the exhaust opening is located not less than 1 foot (was 3') above the gravity air intake opening, operable windows and doors.



City Amendment

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 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."



City Amendment

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."



CHAPTER 25 PLUMBING ADMINISTRATION 2503 (IRC)

Type: Addition

Description:

The final test of the DWV system may be visual.

P2503.5.2 Drainage and vent final test.

The final test of the drainage and vent system shall be visual to determine compliance with the provision of this code. Each fixture shall be filled and then drained. Traps and fixture connections shall be proven watertight.



City Amendment

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)."



City Amendment

P2603.5.1 Sewer depth.

Building sewers that connect to private sewage disposal systems shall be not less than [12] inches below finished grade at the point of septic tank connection.

Building sewers shall be not less than [12] inches below grade.



City Amendment

Section 2801.5.4. 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."



City Amendment

P2804.6.1 Requirements for discharge pipe.

Add Exception to number 2 to read “ An air gap in the same room shall not be required where the termination is taken to the front or street side of the house, is readily visible and is approved by the building official.”



City Amendment

Section 2902.1 After last sentence add the following: "No backflow devices shall be located below grade."



City Amendment

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."



City Amendment

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."



City Amendment

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."

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."



City Amendment

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."

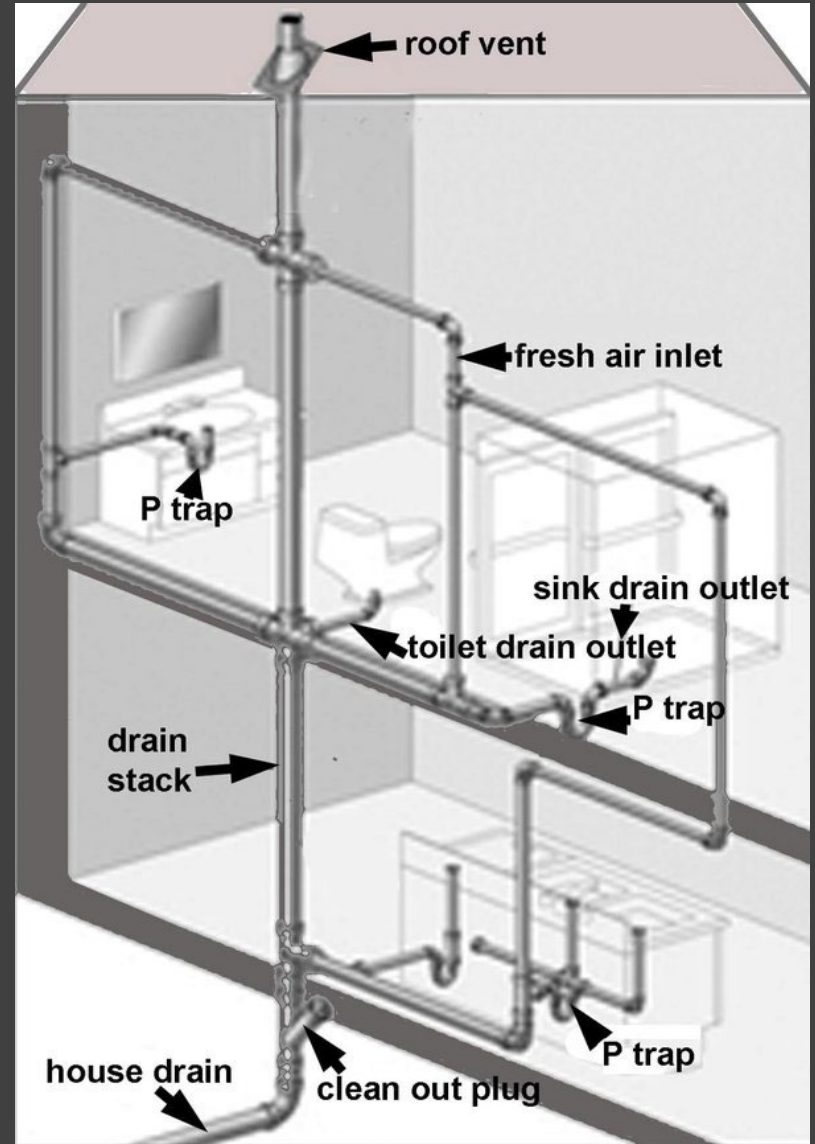


City Amendment

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 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."



City Amendment (cont)





City Amendment

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."

City Amendment (Cont)



Permitted



Not allowed



City Amendment

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."



City Amendment

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



City Amendment

Appendix adopted: Cont

- APPENDIX BL HEMP-LIME (HEMPCRETE) CONSTRUCTION
- APPENDIX BM 3D-PRINTED BUILDING CONSTRUCTION
- APPENDIX BN EXTENDED PLATE WALL CONSTRUCTION
- 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



City Amendment

Appendix adopted: Cont

- APPENDIX CD PIPING STANDARDS FOR VARIOUS APPLICATIONS
- APPENDIX CE VENTING METHODS
- APPENDIX CF SIZING OF WATER PIPING SYSTEM



City Amendment

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



City Amendment

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."

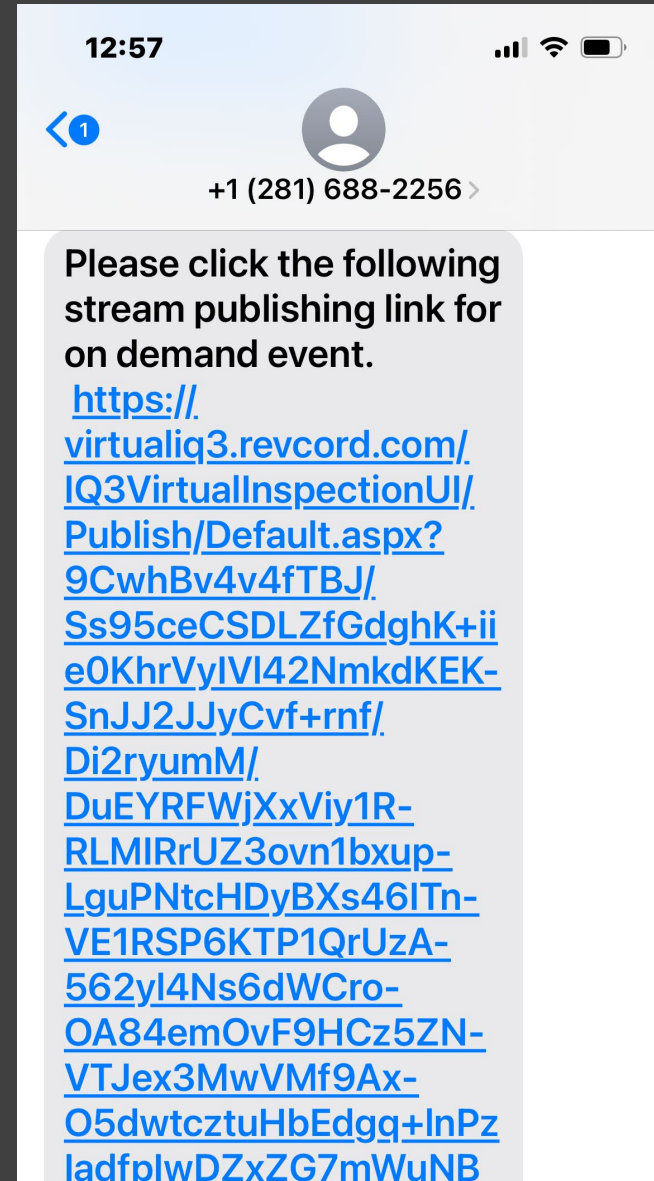


Revcord Remote inspections

- Flatwork
- C-final
- Electric water heaters
- T-pole
- Certain re-inspections
- HVAC change outs
- Windows
- Solar Finals
- Water and sewer yard lines
- Roof

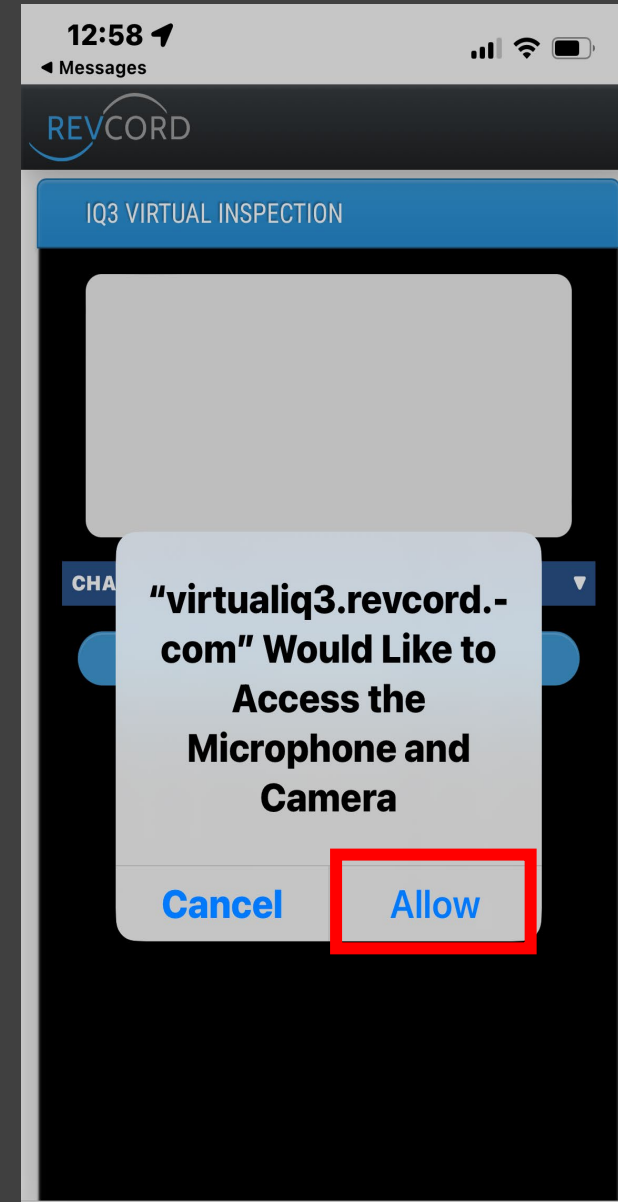


Revcord Remote inspections





Revcord Remote inspections



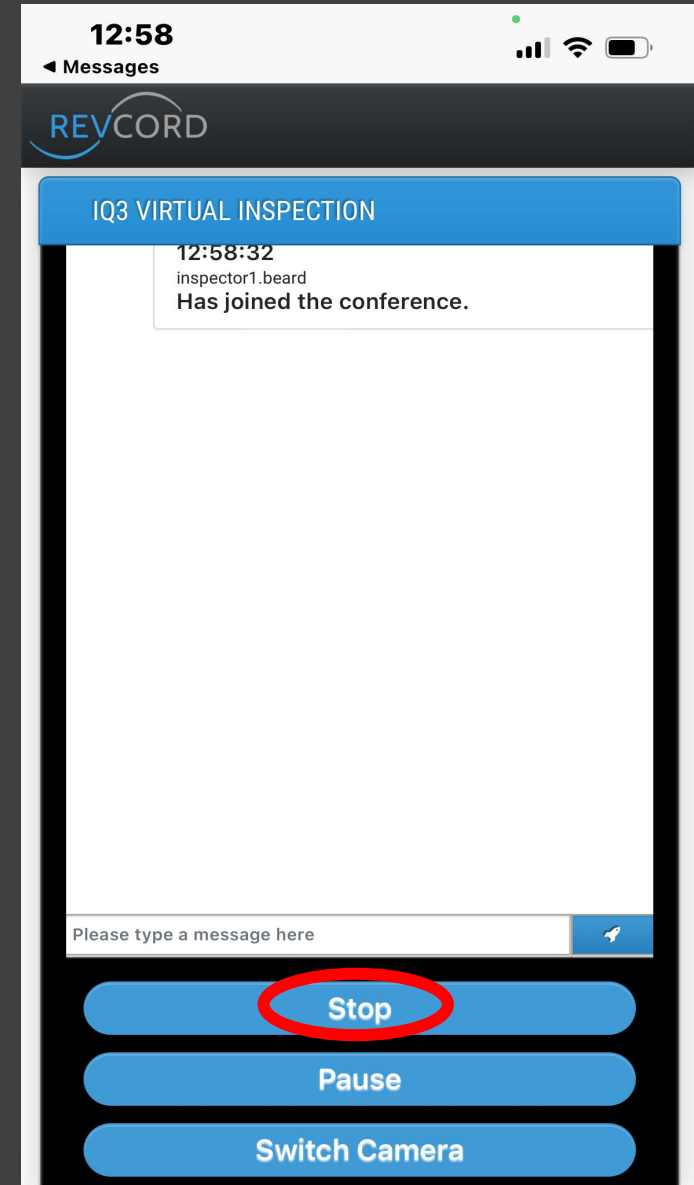


Revcord Remote inspections





Revcord Remote inspections





Next Meetings.

Per ICC the International Energy code (IECC) will be available in the second quarter of 2024

The International Mechanical Code was released this month.

Next meeting will go over both and anything overlooked.

Open discussion-Questions and Answer





Thank you for Attending!

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