A G E N D A
REGULAR MEETING OF THE
HIGHLAND VILLAGE CITY COUNCIL
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS
TUESDAY, NOVEMBER 10, 2026 at 6:00 P.M.

EARLY WORK SESSION
City Council Chambers – 6:00 P.M.

Convene Meeting in Open Session

1. **Receive an Overview of Proposed Building Code Updates**

2. **Receive an Overview on Guaranteed Maximum Price (GMP) Proposal for Pilot Knoll Park Improvements Projects**

3. **Clarification of Consent or Action Items listed on Today's City Council Meeting Agenda for November 10, 2026**

(Items discussed during Early Work Session may be continued or moved to Open Session and/or Late Work Session if time does not permit holding or completing discussion of the item during Early Work Session.)

CLOSED SESSION

4. **Hold a Closed Meeting in accordance with the following Section(s) of the Texas Government Code:**
   (a) Section 551.071 – Consultation with City Attorney Concerning Pending or Contemplated Litigation and/or any Matter including, but not limited to, any Regular Session or Work Session Agenda Item Requiring Confidential, Attorney/Client Advice Necessitated by the Deliberation or Discussion of Said Item (as needed)

OPEN SESSION
City Council Chambers – 7:00 P.M.

5. **Call Meeting to Order**

6. **Prayer led by Councilmember Dan Jaworski**

7. **Pledge of Allegiance to the U.S. and Texas flags led by Councilmember Dan Jaworski:** ***"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."***

8. Mayor and Council Reports on Items of Community Interest pursuant to Texas Government Code Section 551.0415 the City Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety

- **Swearing In Ceremony for Police Officer Noel Garcia, Officer Jordan Phelps, and Officer Ivan Cuellar**

9. City Manager/Staff Reports

- **The Village Report**

10. Visitor Comments (Anyone wishing to address the City Council must complete a Speakers' Request Form and return it to the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action on items not posted on the agenda. Action on your statement can only be taken at a future meeting. In order to expedite the flow of business and to provide all visitors the opportunity to speak, the Mayor may impose a three (3) minute limitation on any person addressing the City Council. A thirty (30) minute time allotment is set for this section, and the remaining speakers will be heard at the end of the Action Agenda.)

Anyone wishing to address the City Council on any item posted on the City Council agenda for possible action, including matters placed on the Consent Agenda or posted as a Public Hearing, must complete a Speakers' Request Form available at the entrance to the City Council Chambers and present it to the City Secretary prior to the Open Session being called to order. Speakers may be limited to three (3) minutes and given only one opportunity to speak on an item. Other procedures regarding speaking on matters posted for action on the City Council agenda are set forth on the Speakers' Request Form. Subject to applicable law, the City Council reserves the right to modify or waive at any time the procedures relating to members of the public speaking on matters placed the Council's agenda.

CONSENT AGENDA

All of the items on the Consent Agenda are considered for approval by a single motion and vote without discussion. Each Councilmember has the option of removing an item from this agenda so that it may be considered separately and/or adding any item from the Action Agenda to be considered as part of the Consent Agenda items. An item will be moved to the Action Agenda for discussion if a Speaker's Request Form is submitted indicating the person desires to comment on an item posted on the Consent Agenda.

11. Consider approval of Minutes of the City Council Special Work Session held on September 14, 2026 and Special City Council Meeting held on September 15, 2026

12. Consider Resolution 2026-3270 authorizing the City Manager or Mayor to Enter Into the Albertson's Opioid Settlement and to Execute and Submit the Subdivision Participation and Release Form

13. Receive Investment Report for Quarter ending September 30, 2026

ACTION AGENDA

14. Take action, if any, on Matters discussed in Closed Session in accordance with the following Section(s) of the Texas Government Code:
(a) Section 551.071 – Consultation with City Attorney Concerning Pending or Contemplated Litigation and/or any Matter including, but not limited to, any

Regular Session or Work Session Agenda Item Requiring Confidential, Attorney/Client Advice Necessitated by the Deliberation or Discussion of Said Item (as needed)

15. **Consider Resolution 2026-3271 authorizing an Amendment to the Construction Manager at Risk Agreement with Dean Construction for the Pilot Knoll Park Improvements Project to provide for the Amount of the Guaranteed Maximum Price and Other Amendments**

16. **Conduct a Public Hearing and consider Ordinance 2026-1341 amending Code of Ordinances Art. 24.02, Division 2 by adopting the 2024 International Building Code with Local Amendments and Ordinance 2026-1348 amending Code of Ordinances Art. 24.02, Division 9 by adopting the 2024 International Residential Code with Local Amendments (*1st of two reads*)**

17. **Consider Ordinance 2026-1342, Ordinance 2026-1343, Ordinance 2026-1344, Ordinance 2026-1345, Ordinance 2026-1346, Ordinance 2026-1347, and Ordinance 2026-1349 amending Art. 24.02 of the Code of Ordinances by amending in their Entirety Divisions 3, 4, 5, 6, 8, and 10, and adding Division 11, adopting, respectively, the 2024 International Plumbing Code, the 2023 National Electrical Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, and the 2024 International Swimming Pool and Spa Code, with Local Amendments; and repealing Art. 24.03 of the Code of Ordinances (*1st of two reads*)**

LATE WORK SESSION

(Items may be discussed during Early Work Session, time permitting)

18. **Status Reports on Current Projects and Discussion on Future Agenda Items (A Councilmember may inquire about a subject of which notice has not been given. A statement of specific information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.)**

19. **Adjournment**

I HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE PUBLIC BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE *TEXAS GOVERNMENT CODE, CHAPTER 551*, ON THE 4TH DAY OF NOVEMBER 2026.

Angela Miller

Angela Miller, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 899-5132 for additional information.

Removed from posting on the _____ day of _____, 2026 at _____

am / pm by _____.

CITY COUNCIL MEMORANDUM
AGENDA ITEM 1

MEETING DATE: November 10, 2026

SUBJECT: Receive an Overview of Proposed Building Code Updates

PREPARED BY: Scott Kriston, Director of Public Works

BACKGROUND

Since September, 2016 the City of Highland Village has been enforcing the 2015 International Building Codes.

To be compatible with State mandated Codes, most cities in Texas have adopted the 2023 and 2024 IBC and other associated Codes.

The North Central Texas Council of Governments (NCTCOG) recommends that all municipalities adopt all the codes with the regional amendments in order to reduce confusion and provide regional uniformity, which benefits builders, architects, contractors and home buyers.

BUDGETARY IMPACT

N/A

RECOMMENDATION

This item is for information purposes and an opportunity for Council to discuss and receive clarification, if needed. A companion item is on the regular meeting agenda for Council consideration to adopt the updated International Building Codes.

CITY COUNCIL MEMORANDUM
AGENDA ITEM 2

MEETING DATE: November 10, 2026

SUBJECT: Receive an Overview on Guaranteed Maximum Price Proposal for Pilot Knoll Park Improvements Project

PREPARED BY: Phil Lozano, Parks and Recreation Director

BACKGROUND

Pursuant to the Construction Manager At Risk Agreement, Dean Construction has completed the necessary preconstruction services, including project cost evaluations, coordination with the design team, and development of a Guaranteed Maximum Price ("GMP") proposal for construction of the Pilot Knoll Park Improvements Project. Dean Construction's design professionals have reviewed the Guaranteed Maximum Price (GMP) proposals, including the proposed scope of work, cost breakdown, allowances, contingencies, assumptions, clarifications, exclusions, and construction schedule.

City staff will provide an overview of the GMP proposal for the improvements project.

BUDGETARY IMPACT

Dean Construction prepared a Guaranteed Maximum Price of $2,763,693.92, which includes:

- Project Subtotal: $ 2,237,315.18
- Contingency 10%: $223,731.52
- General Contractor 8.5% Fees: $209,188.97
- Fee 3.5%: $93,458.25

Note: The total amount related to the boat ramp area is listed below. We are waiting for the award from TPWD. If the grant money is not awarded, we will remove the boat ramp costs listed below from the project scope.

- Boat Ramp Site concrete $50,240
- Boat Ramp Striping and Signage $2,400
- Boat Ramp Electrical $39,272
- Boat Ramp Handrail/Guardrail $22,560
- Gangways/floating docks $249,017.18
- Boat Ramp Paving $30,750
- Testing $5,000

Total $399,239.18

RECOMMENDATION

This item is for information purposes and an opportunity for Council to discuss and receive clarification, if needed. A companion item is on the regular meeting agenda to authorize an amendment to the Construction Manager at Risk Agreement should Council wish to take formal action.

CITY COUNCIL MEMORANDUM
AGENDA ITEM 8

MEETING DATE: November 10, 2026

SUBJECT: Mayor and Council Reports on Items of Community Interest

PREPARED BY: Valerie Strubelt, Deputy City Secretary

BACKGROUND

Pursuant to Texas Government Code Section 551.0415, the City Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety.

- Swearing In Ceremony for Police Offer Noel Garcia, Officer Jordan Phelps, and Officer Ivan Cuellar

CITY COUNCIL MEMORANDUM
AGENDA ITEM 11

MEETING DATE: November 10, 2026

SUBJECT: Consider approval of Minutes from the City Council Special Work Session held on September 14, 2026 and Special City Council Meeting held on September 15, 2026

PREPARED BY: Angela Miller, City Secretary

BACKGROUND

Minutes are approved by a majority vote of Council and listed on the Consent Agenda.

Council is encouraged to contact the City Secretary's Office prior to the meeting if there are any suggested changes. Upon doing so, staff can make suggested changes and the minutes may be left on the Consent Agenda in order to contribute to a time efficient meeting. If the change is substantial in nature, a copy of the suggested change will be provided to Council for consideration prior to the vote, or could be moved to a future meeting for approval.

The City Council should review and consider approval of the minutes. Council's vote and approval of the minutes reflect agreement with the accuracy of the minutes.

BUDGETARY IMPACT

N/A

RECOMMENDATION

To approve minutes from the City Council Special Work Session held on September 14, 2026 and Special City Council Meeting held on September 15, 2026.

MEETING MINUTES OF THE SPECIAL WORK SESSION
HIGHLAND VILLAGE CITY COUNCIL
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS
MONDAY, SEPTEMBER 14, 2026

Convene Meeting in Open Session

1. Call Meeting to Order

Mayor Wilcox called the meeting to order at 6:00 p.m.

Present:	Charlotte J. Wilcox	Mayor
	Brian Fiorenza	Mayor Pro Tem
	Shawn Nelson	Deputy Mayor Pro Tem
	Hogan Heathington	Councilmember
	Kevin Cox	Councilmember
	Rhonda Hurst	Councilmember
Absent:	Dan Jaworski	Councilmember
Staff Members:	Paul Stevens	City Manager
	Angela Miller	City Secretary
	Valerie Strubelt	Deputy City Secretary
	Scott Kriston	Public Works Director
	Phil Lozano	Parks and Recreation Director
	Kim Lopez	Human Resources Director

2. Conduct a Meet and Greet with Board and Commission Volunteer Applicants

The Mayor and City Council welcomed applicants and conducted the Meet and Greet in shifts of small groups with the City Council and the board/commission staff liaisons.

3. Adjournment

Mayor Wilcox adjourned the meeting at 8:11 p.m.

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

DRAFT

MEETING MINUTES OF THE SPECIAL MEETING
HIGHLAND VILLAGE CITY COUNCIL
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS
TUESDAY, SEPTEMBER 15, 2026

EARLY WORK SESSION

Mayor Wilcox and Mayor for the Day, Hudson Netsch, called the meeting to order at 6:00 p.m.

Present:	Charlotte J. Wilcox	Mayor
	Brian Fiorenza	Mayor Pro Tem
	Shawn Nelson	Deputy Mayor Pro Tem
	Hogan Heathington	Councilmember
	Kevin Cox	Councilmember
	Rhonda Hurst	Councilmember
Absent:	Dan Jaworski	Councilmember
Staff Members:	Paul Stevens	City Manager
	Chris Metcalf	City Attorney
	Angela Miller	City Secretary
	Heather Miller	Finance Director
	Doug Reim	Chief of Police
	J McCally	Police Commander
	Scott Kriston	Public Works Director
	Phil Lozano	Parks and Recreation Director
	Laurie Mullens	Marketing and Communications Director

1. Clarification of Consent or Action Items listed on Today's City Council Meeting Agenda for September 15, 2026

No items were discussed.

Mayor Wilcox announced Council would meet in Closed Session and read Agenda Items #2(a) and #2(b).

CLOSED SESSION

Council convened into Closed Session at 6:03 p.m.

2. Hold a Closed Meeting in accordance with the following Section(s) of the Texas Government Code:

(a) Section 551.071 – Consultation with City Attorney Concerning Pending or Contemplated Litigation and/or any Matter including, but not limited to, any Regular Session or Work Session Agenda Item Requiring Confidential,

DRAFT

Attorney/Client Advice Necessitated by the Deliberation or Discussion of Said Item (as needed)

(b) Section 551.089 – Deliberation Regarding the Deployment, or Specific Occasions for Implementation of Security Devices

Council concluded Closed Session at 7:05 p.m. and immediately adjourned Early Work Session.

OPEN SESSION

3. Call Meeting to Order

Mayor Wilcox and Mayor for the Day, Hudson Netsch, called the meeting to order at 7:11 p.m.

Present:	Charlotte J. Wilcox	Mayor
	Brian Fiorenza	Mayor Pro Tem
	Shawn Nelson	Deputy Mayor Pro Tem
	Hogan Heathington	Councilmember
	Kevin Cox	Councilmember
	Rhonda Hurst	Councilmember
Absent:	Dan Jaworski	Councilmember
Staff Members:	Paul Stevens	City Manager
	Chris Metcalf	City Attorney
	Angela Miller	City Secretary
	Heather Miller	Finance Director
	Doug Reim	Chief of Police
	J McCally	Police Commander
	Scott Kriston	Public Works Director
	Phil Lozano	Parks and Recreation Director
	Kim Lopez	Human Resources Director
	Sunny Lindsey	Information Services Director
	Carmen O	GIS Administrator
	Laurie Mullens	Marketing and Communications Director
	Jenny McCann	Marketing and Communications Specialist
	Kaylee Amos	Marketing Intern

4. Prayer led by Mayor Pro Tem Brian Fiorenza

Mayor Pro Tem Fiorenza gave the invocation.

5. Pledge of Allegiance to the U.S. and Texas flags led by Mayor Pro Tem Brian Fiorenza

Mayor Pro Tem Fiorenza led the Pledge of Allegiance to the U.S. and Texas flags.

6. Mayor and Council Reports on Items of Community Interest pursuant to Texas Government Code Section 551.0415 the City Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety

DRAFT

Councilmember Heathington offered condolences following the recent passing of Grace Lawrence, wife of former Mayor Bill Lawrence, and Leslie Andrus, former Parks and Recreation Advisory Board member.

Mayor Wilcox announced a Town Hall Meeting featuring Police Department operations and services was scheduled for September 24, 2026, from 6:00 to 7:30 p.m. in the Council Chambers.

- **Presentation of a Proclamation recognizing Highland Village Mayor for the Day**

Mayor Wilcox presented a proclamation recognizing Hudson Netsch as our Mayor for the Day.

7. City Manager/Staff Reports

City Manager Stevens announced sponsorships were being accepted for the upcoming Salute Our Veterans Luncheon. He also announced the September 19 residential Paper Shredding event at Pilot Knoll Park, the TXFallenPD 5K and Bike Race events at Doubletree Ranch Park on October 17, and Village Fest, scheduled for the evening of October 17 at Doubletree Ranch Park.

- **DCTA Board Meeting Update**
- **Receive a Presentation on the Parks and Recreation Facility and Amenity Marketing Plan**

Marketing Intern Kaylee Amos presented a marketing plan focused on increasing awareness of parks and facilities through social media, online reviews, website improvements, and targeted promotion of destinations such as Pilot Knoll Park in order to attract visitors, increase facility use and support economic activity.

- **Receive a Demonstration on New Flood Education Tools and Resources available on the City's Website**

Information Services Director Lindsey and GIS Administrator Carmen Opera provided an update on FEMA's Community Rating System (CRS) system, and the City's new online flood-risk tools designed to help residents better understand their property's flood risk when making decisions about flood insurance. The City's CRS participation is expected to make flood insurance discounts available to eligible residents.

8. Visitor Comments

The following spoke:
Jennifer Lane (1526 Willowwood Street, Denton) – Ms. Lane thanked Council for reducing the senior nonresident annual pass fee for Pilot Knoll Park. She requested that Council also consider a half-year pass option or a partial-year waiver.

CONSENT AGENDA

9. Consider approval of Minutes of the City Council Special Work Session held on July 21, 2026

10. Consider Ordinance 2026-1338 adopting Amendments to the Fiscal Year 2025-2026 Budget (*2nd and final read*)

DRAFT

11. Consider Resolution 2026-3253 approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., a Mid-Tex Division regarding the Company's 2026 Rate Review Mechanism Filing

12. Receive Budget Reports for Period ending July 31, 2026

Motion by Deputy Mayor Pro Tem Nelson, seconded by Mayor Pro Tem Fiorenza, to approve Consent Agenda Items #9 through #12, as read. Motion carried 6-0.

ACTION AGENDA

13. Take action, if any, on Matters discussed in Closed Session in accordance with the following Section(s) of the Texas Government Code:

(a) Section 551.071 – Consultation with City Attorney Concerning Pending or Contemplated Litigation and/or any Matter including, but not limited to, any Regular Session or Work Session Agenda Item Requiring Confidential, Attorney/Client Advice Necessitated by the Deliberation or Discussion of Said Item (as needed)

(b) Section 551.089 – Deliberation Regarding the Deployment, or Specific Occasions for Implementation of Security Devices

NO ACTION TAKEN

14. Receive a Presentation of City Manager Recommended Budget and Conduct a Public Hearing on the Proposed Budget and Tax Rate for Fiscal Year 2026-2027

BUDGET PRESENTED AND PUBLIC HEARING CONDUCTED

City Manager Stevens provided an overview of the proposed budget, noting that preparation began early in the year and involved extensive departmental review and Council input. He reported property tax valuations decreased 2.8%, and that a property tax rate of $0.528541 per $100 valuation is proposed, which will add approximately $377,615 in revenue to the General Fund. Sales tax revenues show approximately a 2% decrease below the prior year's budget. He reported departmental budgets are 1.9% less than the FY 2025-2026 adopted budget. The proposed budget reflected an estimated ending fund balance of 34%, exceeding the targeted range of 20% to 25%.

City Manager Stevens described cost-saving measures including a hiring freeze on three full time vacant positions, review of subsequent vacancies, elimination of the internship program and nonprofit funding, reductions in recreation programming, cancellation of certain events, and deferral of some facility lighting upgrades. He cautioned that continued use of reserves could reduce the General Fund balance substantially in future years and recommended an organizational workforce and service delivery study be conducted to assist with future budget related decisions.

Regarding the Utility Fund, City Manager Stevens discussed a proposed rate adjustment to generate approximately $775,000 in additional revenue, associated in part with water tank repainting and debt service requirements.

Mayor Wilcox opened the public hearing and the following person spoke:
Jimmy Bassinger (210 Edgewood) – Mr. Bassinger spoke in opposition to the proposed tax rate and budget. He expressed concern about increased costs to homeowners, encouraged further spending reductions and vacancy freezes, questioned the timing of trail and park projects, and suggested reconsidering the City's participation in Denton County Transportation Authority (DCTA).

DRAFT

Rather than having to use funding from the General Fund, City Manager Stevens clarified that approximately $2 million is available from the DCTA TRiP (Transportation Reinvestment Funds) that can be used towards for the FM 407 trail corridor project, and potentially be used as a grant match. Mayor Wilcox and Councilmembers discussed the difficult budget decisions that were made, the need for continued fiscal review, and the importance of preserving core services. Councilmember Hurst invited residents to suggest new revenue opportunities and explained that legislative action would be required before Highland Village could hold a vote on withdrawal from DCTA.

15. Consider Ordinance 2026-1339 approving and adopting the Fiscal Year 2026-2027 Annual Budget (*1st of two rea*ds)

APPROVED 1ST READ (6 – 0)

Finance Director Miller reported the proposed budget has been prepared and presented, with a public hearing conducted with the previous agenda item.

Motion by Councilmember Cox, seconded by Mayor Pro Tem Fiorenza, to approve the first read of Ordinance 2026-1339 adopting the Fiscal Year 2026-2027 Annual Budget. City Secretary Miller took a roll call vote on the motion:

Mayor Wilcox – Aye
Mayor Pro Tem Fiorenza – Aye
Deputy Mayor Pro Tem Nelson – Aye
Councilmember Hurst – Aye
Councilmember Cox – Aye
Councilmember Heathington – Aye

Motion carried 6-0.

16. Consider Ordinance 2026-1340 levying the Ad Valorem Taxes for the Year 2026 at a rate of $0.528541 per $100 Assessed Valuation on all Taxable Property within the Corporate Limits of the City of Highland Village as of January 1, 2026 (*1st of two reads*)

APPROVED 1ST READ (6 – 0)

Finance Director Miller reviewed the proposed voter-approved tax rate of $0.528541 per $100 assessed valuation and the no-new-revenue rate of $0.508557. She explained that the proposed rate effectively represents a 3.9% increase. In response to Councilmember Hurst, she clarified that the statutory term “voter-approval tax rate” refers to the maximum rate Council may generally adopt without seeking voter approval, not a rate already approved at an election.

Motion by Mayor Pro Tem Fiorenza, seconded by Councilmember Heathington, that the property tax rate be increased by the adoption of a tax rate of $.528541, which is effectively a 3.9 percent increase in the tax rate and, therefore, further move that Ordinance 2026-1340 be approved on first read. City Secretary Miller took a roll call vote on the motion:

Mayor Wilcox – Aye
Mayor Pro Tem Fiorenza –Aye
Deputy Mayor Pro Tem Nelson – Aye
Councilmember Heathington – Aye
Councilmember Hurst – Aye
Councilmember Cox – Aye

Motion carried 6-0.

DRAFT

17. Consider Resolution 2026-3254 authorizing an Automatic Aid Agreement for Fire and Emergency Services

Mayor Wilcox reported this item would be addressed at a future meeting.

LATE WORK SESSION

18. Status Reports on Current Projects and Discussion on Future Agenda Items (A Councilmember may inquire about a subject of which notice has not been given. A statement of specific information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.)

Mayor Pro Tem Fiorenza and Mayor Wilcox encouraged sponsorships and attendance for the Salute Our Veterans Luncheon scheduled for November 11. Councilmembers also encouraged residents to shop locally to support City sales tax revenue.

19. Adjournment

Mayor Wilcox adjourned the meeting at 8:41 p.m.

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

DRAFT

CITY COUNCIL MEMORANDUM
AGENDA ITEM 12

MEETING DATE: November 10, 2026

SUBJECT: Consider Resolution 2026-3270 authorizing the City Manager or Mayor to Enter Into the Albertson's Opioid Settlement and to Execute and Submit the Subdivision Participation and Release Form

PREPARED BY: Paul Stevens, City Manager

BACKGROUND

The City has received notification of its eligibility to participate in distribution of settlement proceeds for a new proposed national opioids settlement that has recently been reached with Albertson's. The national settlement with Albertson's secured more than $773 million to address Albertsons' role in the opioid crisis. Under the settlement, Texas and its political subdivisions are eligible to receive a combined share of up to $57.8 million from the national Albertson's settlement.

The Texas Attorney General encourages eligible Texas cities to sign on to the settlement to ensure that Texas citizens and entities may receive all benefits and opioid remediation funds to which they are entitled.

The State of Texas opted to receive a lump sum payment for each opioid settlement and then distribute the money to local entities itself. Texas Government Code 403.506(c)1) requires the allocation of 15 percent of the total amount of money received from statewide opioid agreements to counties and municipalities. The Texas Comptroller provides detailed information on these payouts at its Political Subdivision Disbursement webpage

To participate, the City Council must authorize the City Manager or Mayor to execute and submit the Participation Form by the December 30, 2026, deadline.

BUDGETARY IMPACT

Unknown at this time. No cost to City to participate in the settlement fund distribution. The funds, when received, will be required to be spent in accordance with the terms of the settlement agreement.

RECOMMENDATION

To approve Resolution 2026-3270 authorizing the City Manager or Mayor to enter into the Albertson's Opioid Settlement and to execute and submit the Subdivision Participation and Release Form.

CITY OF HIGHLAND VILLAGE, TEXAS

RESOLUTION NO. 2026-3270

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER OR MAYOR TO ENTER INTO THE ALBERTSONS OPIOID SETTLEMENT AND TO EXECUTE AND SUBMIT THE SUBDIVISION PARTICIPATION AND RELEASE FORM; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, a new national opioid settlement has been reached by the National Opioids Settlements Claims Administrator, Rubris, with Albertsons (the "Albertsons Opioid Settlement"); and

WHEREAS, the City of Highland Village has received notice of the settlement indicating that the City may participate in the Albertsons Opioid Settlement by submitting the executed Subdivision Participation and Release Form (the "Release Form") not later than December 30, 2026; and

WHEREAS, the City Council of the City of Highland Village, Texas finds there is a substantial need for repayment of opioid-related expenditures and payment to abate opioid-related harms in and about the City of Highland Village and supports the approval, execution and submission of the Release Form as promoting the health, safety and general welfare.

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

SECTION 1. The City Manager or Mayor is hereby authorized on behalf of the City to enter into the Albertson's Opioid Settlement by executing (including execution by DocuSign) and submitting or causing to be submitted the Subdivision Participation and Release Form attached hereto and incorporated herein by this reference as Exhibit "A" on or before December 30, 2026 in accordance with the submission requirements distributed by Rubris, the National Opioid Settlements Implementation Administrator.

SECTION 2. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, THIS 10TH DAY OF NOVEMBER 2026.

APPROVED:

_____

Charlotte J. Wilcox, Mayor

ATTEST:

_____

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Kevin B. Laughlin, City Attorney
(kbl:10/29/2026:4902-5745-5325 v1)

Exhibit "A"

Subdivision Participation and Release Form

Governmental Entity:	City of Highland Village	State:	Texas
Authorized Official:			
Address 1:	1000 Highland Village Road		
Address 2:			
City, State, Zip:	Highland Village, Texas 75077		
Phone:	(972) 899-5131		
Email:			

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated August 20, 2026 ("*Albertsons Settlement*"), and acting through the undersigned authorized official, hereby elects to participate in the Albertsons Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Albertsons Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Albertsons Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at [website link to national settlement website to be provided].

3. The Governmental Entity agrees to the terms of the Albertsons Settlement pertaining to Participating Subdivisions as defined therein.

4. By agreeing to the terms of the Albertsons Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Albertsons Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Albertsons Settlement. The Governmental Entity likewise agrees to arbitrate before the National

Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Albertsons Settlement.

7. The Governmental Entity has the right to enforce the Albertsons Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Albertsons Settlement, including without limitation all provisions of Section X (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Albertsons Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Albertsons Settlement shall be a complete bar to any Released Claim.

9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Albertsons Settlement.

10. In connection with the releases provided for in the Albertsons Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Albertsons Settlement.

11. Nothing herein is intended to modify in any way the terms of the Albertsons Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Albertsons Settlement in any respect, the Albertsons Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name:

Title:

Date: November 10, 2026

CITY COUNCIL MEMORANDUM
AGENDA ITEM 13

MEETING DATE: November 10, 2026

SUBJECT: Investment Report for the Quarter Ending September 30, 2026

PREPARED BY: Heather Miller, Finance Director

BACKGROUND

The Public Funds Investment Act, Chapter 2256.023 of the Government Code requires the investment officer of each local government to submit its governing body a quarterly report of investment transactions. The City staff has compiled the following information for your review and to comply with this reporting requirement.

The detailed transactions for July 1, 2026 through September 30, 2026 follow this briefing.

- TexPool (Texas Local Government Investment Pool, a public funds investment pool that matures October 1, 2026)
- TexSTAR (Texas Short Term Asset Reserve Program, a public funds investment pool, custodial, and depository services are provided by JP Morgan Chase Bank and subsidiary J.P. Morgan Investor Services Co. that matures October 1, 2026)
- Wells Fargo DDA (Demand Deposit Account that matures October 1, 2026, collateralized by pledged securities held in custody by the Bank of New York Mellon)
- SouthState DDA (Demand Deposit Account that matures October 1, 2026, collateralized by pledged securities held in custody by the Federal Home Loan Bank)
- Southside MMA (Money Market Account that matures October 1, 2026, collateralized by pledged securities held in custody by the Federal Home Loan Bank)
- InterBank MMA (Money Market Account that matures October 1, 2026, fully insured by the Federal Deposit Insurance Corporation)
- InterBank ICS (Insured Cash Sweep that matures October 1, 2026, fully insured by the Federal Deposit Insurance Corporation)
- American National Bank & Trust ISC (Insured Cash Sweep that matures October 1, 2026, fully insured by the Federal Deposit Insurance Corporation)
- East West Bank CD (Certificate of Deposit that matures August 24, 2026, collateralized by a letter of credit held in custody by the Federal Home Loan Bank)
- American National Bank & Trust CDARS (Certificate of Deposit Registry Service that matures September 10, 2026, insured by the Federal Deposit Insurance Corporation)
- East West Bank CD (Certificate of Deposit that matures November 20, 2026, collateralized by a letter of credit held in custody by the Federal Home Loan Bank)

CITY COUNCIL MEMORANDUM
AGENDA ITEM 13

- East West Bank CD (Certificate of Deposit that matures November 25, 2026, collateralized by a letter of credit held in custody by the Federal Home Loan Bank)

- American National Bank & Trust CDARS (Certificate of Deposit Registry Service that matures March 18, 2027, insured by the Federal Deposit Insurance Corporation)

- East West Bank CD (Certificate of Deposit that matures May 25, 2027, collateralized by a letter of credit held in custody by the Federal Home Loan Bank)

- Texas Heritage National Bank CD (Certificate of Deposit that matures August 24, 2027, collateralized by a letter of credit held in custody by the Federal Home Loan Bank.

This information reports that the beginning market value of all cash and investments was $45,004,678, and the ending market value on September 30, 2026, was $42,411,816. The average yield for the quarter ending September 30, 2026, for pooled, demand deposit, negotiable order of withdrawal, and money market accounts (3.81%) equals that of six-month term treasuries. The beginning pool, demand deposit, negotiable order of withdrawal, and money market accounts invested balance at June 30, 2026, was $23,661,870, and the ending balance on September 30, 2026, was $23,458,508 or 55% of the City's total portfolio. The weighted average maturity of the City's portfolio on September 30, 2026, is 77 days.

The average total portfolio yield for the quarter ending September 30, 2026, was 3.82%.

The book value and market value for the City's total portfolio for the beginning and end of the reporting period is as follows:

	Book Value	Market Value
September 30, 2026	$42,411,816	$42,411,816
June 30, 2026	$45,004,678	$45,004,678

I hereby certify that the attached report is in compliance with the Public Funds Investment Act and that all investments held and transactions made during the reporting period were duly authorized and properly recorded and valued.

Heather Miller
Finance Director / Investment Officer

[1]Note:
Par is the stated legal dollar value or principal value at maturity.
Book value is what we paid for the instrument adjusted by any accretion or amortization costs.
Market value is what we could reasonably sell the instrument for in the current market.

CITY COUNCIL MEMORANDUM
AGENDA ITEM 13

BUDGETARY IMPACT
No budgetary impact

RECOMMENDATION
Council to receive the Investment Reports for the period ending September 30, 2026.

QUARTERLY INVESTMENT REPORT

For the Quarter Ended

September 30, 2026

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the City of Highland Village is in compliance with the Public Funds Investment Act and the City of Highland Village Investment Policy and Strategies.

Heather Miller, Finance Director

Michael McWhorter, Budget and Accounting Administrator

Disclaimer: These reports were compiled using information provided by the City of Highland Village. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Annual Comparison

FYE Results by Investment Category:

	September 30, 2025			September 30, 2026		
Asset Type	**Ave. Yield**	**Book Value**	**Market Value**	**Ave. Yield**	**Book Value**	**Market Value**
MMA/NOW/Pools	4.27%	$ 29,737,903	$ 29,737,903	3.81%	$ 23,458,508	$ 23,458,508
Securities/CDs	4.37%	14,792,626	14,792,626	3.84%	18,953,308	18,953,308
Totals		**$ 44,530,530**	**$ 44,530,530**		**$ 42,411,816**	**$ 42,411,816**
Fourth Quarter-End Yield	**4.30%**			**3.82%**		

Average Quarter-End Yields *(1)*:

	2025 Fiscal Year	2026 Fiscal Year
Highland Village	4.42%	3.75%
Rolling Three Month Treasury	4.38%	3.81%
Rolling Six Month Treasury	4.35%	3.81%
TexPool	4.36%	3.73%
Fiscal YTD Interest Earnings	$ 1,829,136 (Approximate)	$ 1,609,015 (Approximate)

(1) Average Quarterly Yield calculated using quarter-end report average yield and adjusted book value.

Summary

Quarter End Results by Investment Category:

Asset Type	June 30, 2026 Ave. Yield	June 30, 2026 Book Value	June 30, 2026 Market Value	September 30, 2026 Ave. Yield	September 30, 2026 Book Value	September 30, 2026 Market Value
MMA/NOW/Pools	3.14%	$ 23,661,870	$ 23,661,870	3.81%	$ 23,458,508	$ 23,458,508
Securities/CDs	3.84%	21,342,808	21,342,808	3.84%	18,953,308	18,953,308
Totals	**3.47%**	**$ 45,004,678**	**$ 45,004,678**	**3.82%**	**$ 42,411,816**	**$ 42,411,816**

Current Quarter Average Yield *(1)*	
Total Portfolio	3.82%
Rolling Three Month Treasury	3.95%
Rolling Six Month Treasury	3.93%
TexPool	3.76%

Fiscal Year-to-Date Average Yield *(2)*	
Total Portfolio	3.75%
Rolling Three Month Treasury	3.81%
Rolling Six Month Treasury	3.81%
TexPool	3.73%

Interest Earnings (Approximate)	
Quarterly Interest	$ 359,732
Fiscal Year-to-Date Interest	$ 1,609,015

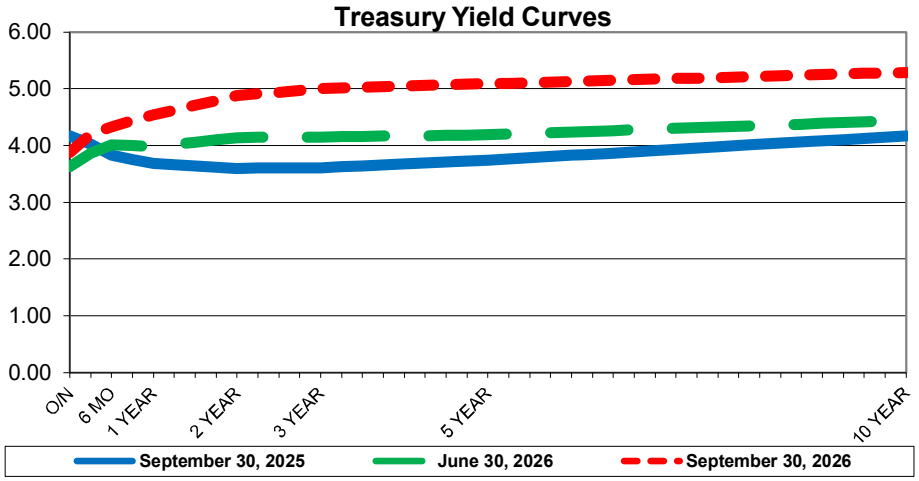
(1) **Current Quarter Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

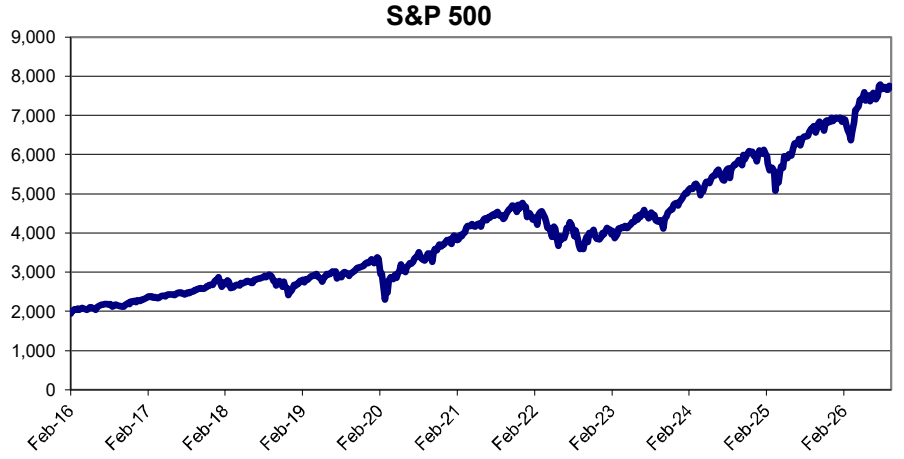
(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

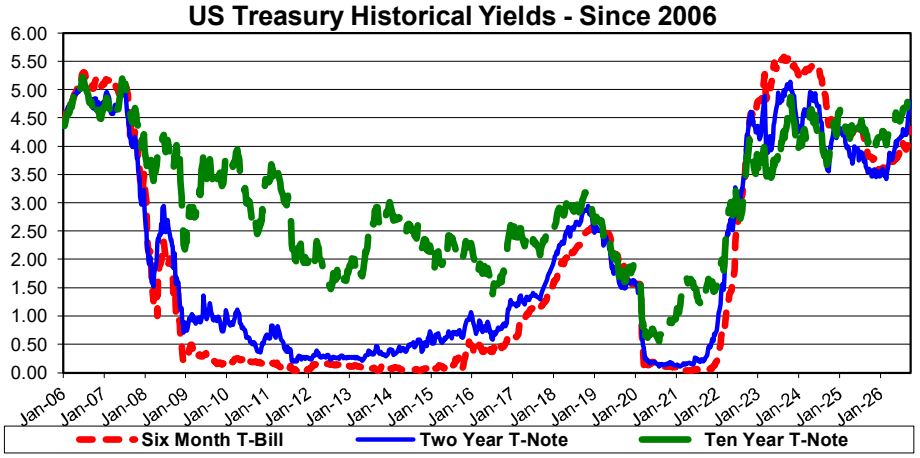
Economic Overview

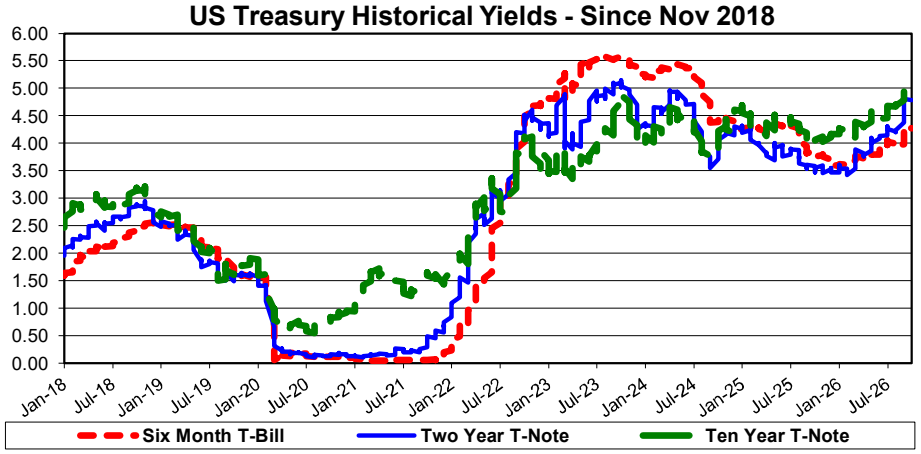
9/30/2026

The Federal Open Market Committee (FOMC) met in September and raised the Fed Funds Target range 0.25% to 3.75% - 4.00% (Effective Fed Funds trade +/-3.88%). Second Quarter GDP (Final) expanded by 2.2% and First Quarter GDP was upwardly revised to 2.5%. September Non-Farm Payroll added 29k (versus +90k expected). The three month average decreased to +51k. The S&P 500 Stock Index traded just below recent highs at +/-7,700. The positively sloped yield curve jumped upward on the FOMC action and anticipated additional increases. Crude Oil rose to +/- $90. Inflation stabilized above the FOMC 2% target (Core CPI 2.4% and Core PCE 3.0%). The uncertain world events still influence volatility.









Investment Holdings

September 30, 2026

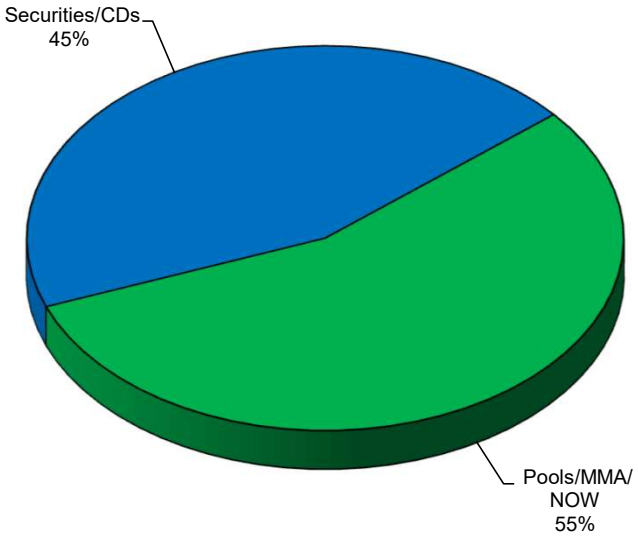
Description	Rating	Coupon/ Discount	Maturity Date	Settlement Date	Original Face/ Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Wells Fargo DDA (3)		1.00%	10/01/26	09/30/26	193,912	193,912	1.00	193,912	1	1.00%
SouthState DDA		4.50%	10/01/26	09/30/26	1,321,966	1,321,966	1.00	1,321,966	1	4.50%
Southside MMA		3.85%	10/01/26	09/30/26	3,018,322	3,018,322	1.00	3,018,322	1	3.85%
InterBank MMA		3.94%	10/01/26	09/30/26	50,159	50,159	1.00	50,159	1	3.94%
InterBank IntraFi MMA		3.91%	10/01/26	09/30/26	3,529,241	3,529,241	1.00	3,529,241	1	3.91%
American National Bank & Trust MMA ICS		4.05%	10/01/26	09/10/26	278	278	100.00	278	1	4.05%
TexPool	AAAm	3.76%	10/01/26	09/30/26	7,816,377	7,816,377	1.00	7,816,377	1	3.76%
TexSTAR	AAAm	3.74%	10/01/26	09/30/26	7,528,253	7,528,253	1.00	7,528,253	1	3.74%
East West Bank CD		3.57%	11/20/26	02/20/26	5,110,249	5,110,249	100.00	5,110,249	51	3.63%
East West Bank CD		3.67%	11/25/26	11/25/25	2,579,148	2,579,148	100.00	2,579,148	56	3.74%
American National Bank & Trust CDARS		4.18%	03/18/27	09/17/26	2,615,300	2,615,300	100.00	2,615,300	169	4.27%
East West Bank CD		3.89%	05/25/27	05/25/26	4,648,611	4,648,611	100.00	4,648,611	237	3.97%
Texas Heritage Nat'l Bank CD		3.70%	08/24/27	02/24/26	4,000,000	4,000,000	100.00	4,000,000	328	3.75%
					$ 42,411,816	**$ 42,411,816**		**$ 42,411,816**	**77**	**3.82%**
									(1)	**(2)**

(1) Weighted average life - For purposes of calculating weighted average life, pool and bank account investments are assumed to have a one day maturity.

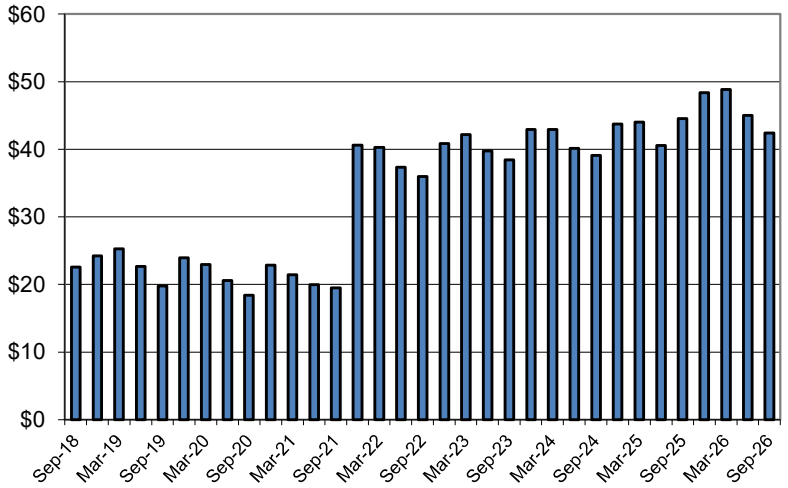
(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

(3) Wells Fargo Earnings Credit Rate - 0.50% floor. Effective ECR reported.

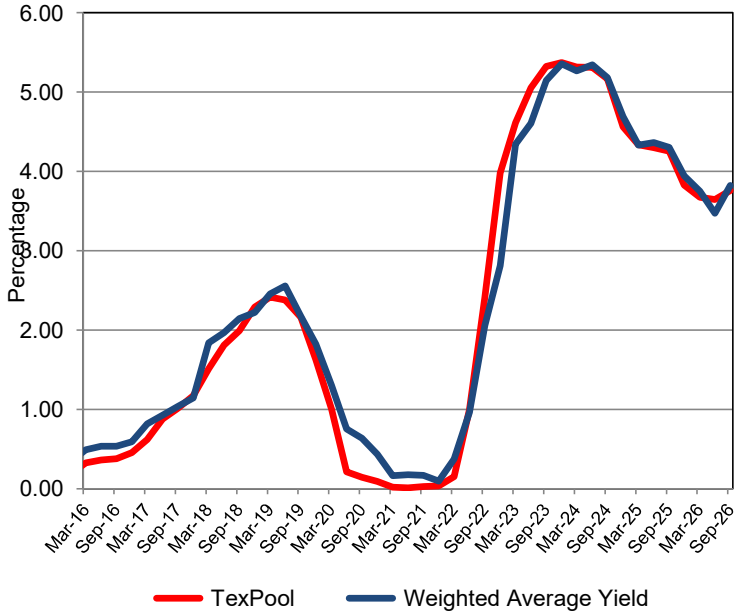
Portfolio Composition



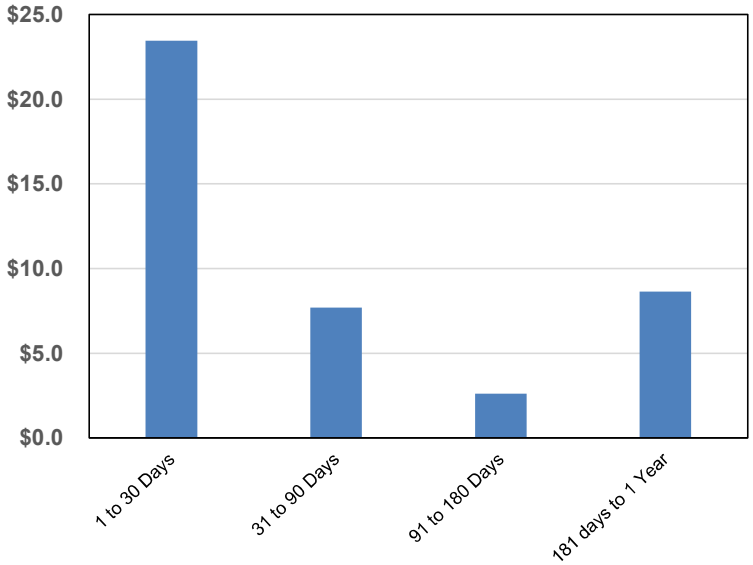
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity (Millions)



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 06/30/26	Increases	Decreases	Book Value 09/30/26	Market Value 06/30/26	Change in Market Value
Wells Fargo DDA	1.00%	10/01/26	$ 134,996	$ 58,916	$ –	$ 193,912	$ 134,996	$ 58,916
SouthState DDA	4.50%	10/01/26	1,428,007	–	(106,041)	1,321,966	1,428,007	(106,041)
Southside MMA	3.85%	10/01/26	2,990,097	28,225	–	3,018,322	2,990,097	28,225
InterBank MMA	3.94%	10/01/26	50,154	5	–	50,159	50,154	5
InterBank IntraFi MMA	3.91%	10/01/26	3,495,331	33,910	–	3,529,241	3,495,331	33,910
American National Bank & Trust MMA ICS	4.05%	10/01/26	–	278	–	278	–	278
TexPool	3.76%	10/01/26	7,365,890	450,487	–	7,816,377	7,365,890	450,487
TexSTAR	3.74%	10/01/26	8,197,395	–	(669,142)	7,528,253	8,197,395	(669,142)
East West Bank CD	3.72%	08/24/26	2,531,951	–	(2,531,951)	–	2,531,951	(2,531,951)
American Nat'l B&T CDARS	4.39%	09/10/26	2,587,726	–	(2,587,726)	–	2,587,726	(2,587,726)
East West Bank CD	3.63%	11/20/26	5,064,473	45,775	–	5,110,249	5,064,473	45,775
East West Bank CD	3.74%	11/25/26	2,555,401	23,747	–	2,579,148	2,555,401	23,747
American National Bank & Trust CDARS	4.27%	03/18/27	–	2,615,300	–	2,615,300	–	2,615,300
East West Bank CD	3.97%	05/25/27	4,603,257	45,354	–	4,648,611	4,603,257	45,354
Texas Heritage Nat'l Bank CD	3.75%	08/24/27	4,000,000	–	–	4,000,000	4,000,000	–
TOTAL/AVERAGE	**3.82%**		**$ 45,004,678**	**$ 3,301,997**	**$ (5,894,859)**	**$ 42,411,816**	**$ 45,004,678**	**$ (2,592,862)**

Allocation by Fund
September 30, 2026
Book and Market Value

Utility Funds	Wells Fargo DDA	SouthState DDA	Southside MMA	InterBank MMA	InterBank IntraFi MMA	TexPool	TexSTAR	American National Bank MMA-ICS
Interest & Sinking	$ –	$ –	$ –	$ –	$ –	$ 486,248	$ –	$ –
Replacement Reserve	–	–	–	–	–	571,398	–	–
Operations	–	–	492,953	–	–	1,686,628	–	–
Impact Fees	–	–	929,672	–	–	168,689	–	–
American Rescue Plan Act	–	–	–	–	–	–	–	–
Sub Total	**$ –**	**$ –**	**$ 1,422,625**	**$ –**	**$ –**	**$ 2,912,963**	**$ –**	**$ –**
General Funds								
Operations	$ –	$ –	$ 1,595,697	$ 50,159	$ 3,529,241	$ 457,963	$ 450,595	$ –
Pooled Cash	193,912	1,023,253	–	–	–	–	–	–
Pooled Cash Credit Card Clearing	–	298,714	–	–	–	–	–	–
Interest & Sinking	–	–	–	–	–	173,717	7,690	–
Drainage Utility	–	–	–	–	–	0	–	–
Sub Total	**$ 193,912**	**$ 1,321,966**	**$ 1,595,697**	**$ 50,159**	**$ 3,529,241**	**$ 631,679**	**$ 458,285**	**$ –**
General Capital Project Funds								
Park Development	$ –	$ –	$ –	$ –	$ –	$ 142,822	$ –	$ –
2024 Tax Notes	–	–	–	–	–	–	1,202,921	–
2021 CO Capital Projects	–	–	–	–	–	–	3,659,546	278
2025 CO Capital Projects	–	–	–	–	–	–	2,192,535	–
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 142,822**	**$ 7,055,002**	**$ 278**
Corp Leased Park Funds								
Corp LeasedTXDot Mitigation	$ –	$ –	$ –	$ –	$ –	$ –	$ 7,650	$ –
Operations	–	–	–	–	–	975,933	–	–
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 975,933**	**$ 7,650**	**$ –**
HV Community Development Funds								
Operations	$ –	$ –	$ –	$ –	$ –	$ 3,152,979	$ –	$ –
HVCDC TXDot Mitigation	–	–	–	–	–	–	7,315	–
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 3,152,979**	**$ 7,315**	**$ –**
Totals	**$ 193,912**	**$ 1,321,966**	**$ 3,018,322**	**$ 50,159**	**$ 3,529,241**	**$ 7,816,377**	**$ 7,528,253**	**$ 278**

Allocation by Fund (Continued)
September 30, 2026
Book and Market Value

	Certificate of Deposit								Interest
Utility Funds	**11/20/2026**	**11/20/2026**	**11/25/2026**	**03/18/2027**	**05/25/2027**	**08/24/2027**	**08/24/2027**	**Total**	**This Quarter**
Interest & Sinking	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 486,248	$ 3,618
Replacement Reserve	–	–	–	–	–	–	–	571,398	5,288
Operations	–	–	–	–	–	2,000,000	–	4,179,581	18,009
Impact Fees	–	–	–	–	–	–	–	1,098,361	10,204
American Rescue Plan Act	–	–	–	–	–	–	–	–	–
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 2,000,000**	**$ –**	**$ 6,335,588**	**$ 37,119**
General Funds									
Operations	$ –	$ 2,555,124	$ –	$ –	$ –	$ –	$ 2,000,000	$ 10,638,779	$ 92,392
Pooled Cash	–	–	–	–	–	–	–	1,217,165	1,584
Pooled Cash Credit Card Clearing	–	–	–	–	–	–	–	298,714	–
Interest & Sinking	–	–	–	–	–	–	–	181,407	3,734
Drainage Utility	–	–	–	–	–	–	–	0	–
Sub Total	**$ –**	**$ 2,555,124**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 2,000,000**	**$ 12,336,064**	**$ 97,709**
General Capital Project Funds									
Park Development	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 142,822	$ 1,322
2024 Tax Notes	–	–	–	–	–	–	–	1,202,921	11,167
2021 CO Capital Projects	2,555,124	–	–	2,615,300	2,066,050	–	–	10,896,298	106,746
2025 CO Capital Projects	–	–	2,579,148	–	2,582,562	–	–	7,354,245	69,116
Sub Total	**$ 2,555,124**	**$ –**	**$ 2,579,148**	**$ 2,615,300**	**$ 4,648,611**	**$ –**	**$ –**	**$ 19,596,286**	**$ 188,351**
Corp Leased Park Funds									
Corp LeasedTXDot Mitigation	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 7,650	$ 70
Operations	–	–	–	–	–	–	–	975,933	9,080
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 983,584**	**$ 9,150**
HV Community Development Funds									
Operations	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 3,152,979	$ 27,336
HVCDC TXDot Mitigation	–	–	–	–	–	–	–	7,315	67
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 3,160,295**	**$ 27,403**
Totals	**$ 2,555,124**	**$ 2,555,124**	**$ 2,579,148**	**$ 2,615,300**	**$ 4,648,611**	**$ 2,000,000**	**$ 2,000,000**	**$ 42,411,816**	**$ 359,732**

Allocation by Fund
June 30, 2026
Book and Market Value

Utility Funds	Wells Fargo DDA	SouthState DDA	Southside MMA	InterBank MMA	InterBank IntraFi MMA	TexPool	TexSTAR
Interest & Sinking	$ –	$ –	$ –	$ –	$ –	$ 294,841	$ –
Replacement Reserve	–	–	–	–	–	566,110	–
Operations	–	–	488,343	–	–	1,583,622	–
Impact Fees	–	–	920,978	–	–	158,842	–
American Rescue Plan Act	–	–	–	–	–	–	–
Sub Total	**$ –**	**$ –**	**$ 1,409,321**	**$ –**	**$ –**	**$ 2,603,414**	**$ –**
General Funds							
Operations	$ –	$ –	$ 1,580,776	$ 50,154	$ 3,495,331	$ 147,940	$ 833,238
Pooled Cash	134,996	1,392,591	–	–	–	–	–
Pooled Cash Credit Card Clearing	–	35,415	–	–	–	–	–
Interest & Sinking	–	–	–	–	–	613,615	7,619
Drainage Utility	–	–	–	–	–	0	–
Sub Total	**$ 134,996**	**$ 1,428,007**	**$ 1,580,776**	**$ 50,154**	**$ 3,495,331**	**$ 761,555**	**$ 840,857**
General Capital Project Funds							
Park Development	$ –	$ –	$ –	$ –	$ –	$ 141,500	$ –
2024 Tax Notes	–	–	–	–	–	–	1,225,194
2021 CO Capital Projects	–	–	–	–	–	–	3,944,205
2025 CO Capital Projects	–	–	–	–	–	–	2,172,310
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 141,500**	**$ 7,341,710**
Corp Leased Park Funds							
Corp LeasedTXDot Mitigation	$ –	$ –	$ –	$ –	$ –	$ –	$ 7,580
Operations	–	–	–	–	–	988,752	–
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 988,752**	**$ 7,580**
HV Community Development Funds							
Operations	$ –	$ –	$ –	$ –	$ –	$ 2,870,669	$ –
HVCDC TXDot Mitigation	–	–	–	–	–	–	7,248
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 2,870,669**	**$ 7,248**
Totals	**$ 134,996**	**$ 1,428,007**	**$ 2,990,097**	**$ 50,154**	**$ 3,495,331**	**$ 7,365,890**	**$ 8,197,395**

Allocation by Fund (Continued)
June 30, 2026
Book and Market Value

Utility Funds	Certificate of Deposit 08/24/2026	09/10/2026	11/20/2026	11/20/2026	11/25/2026	05/25/2027	08/24/2027	08/24/2027	Total	Interest This Quarter
Interest & Sinking	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 294,841	$ 2,046
Replacement Reserve	–	–	–	–	–	–	–	–	566,110	5,111
Operations	–	–	–	–	–	–	2,000,000	–	4,071,965	18,765
Impact Fees	–	–	–	–	–	–	–	–	1,079,820	9,660
American Rescue Plan Act	–	–	–	–	–	–	–	–	–	–
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 2,000,000**	**$ –**	**$ 6,012,736**	**$ 35,583**
General Funds										
Operations	$ 2,531,951	$ –	$ –	$ 2,532,237	$ –	$ –	$ –	$ 2,000,000	$ 13,171,626	$ 124,650
Pooled Cash	–	–	–	–	–	–	–	–	1,527,588	1,688
Pooled Cash Credit Card Clearing	–	–	–	–	–	–	–	–	35,415	–
Interest & Sinking	–	–	–	–	–	–	–	–	621,234	5,445
Drainage Utility	–	–	–	–	–	–	–	–	0	–
Sub Total	**$ 2,531,951**	**$ –**	**$ –**	**$ 2,532,237**	**$ –**	**$ –**	**$ –**	**$ 2,000,000**	**$ 15,355,863**	**$ 131,783**
General Capital Project Funds										
Park Development	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 141,500	$ 1,277
2024 Tax Notes	–	–	–	–	–	–	–	–	1,225,194	10,988
2021 CO Capital Projects	–	2,587,726	2,532,237	–	–	2,045,892	–	–	11,110,060	105,436
2025 CO Capital Projects	–	–	–	–	2,555,401	2,557,365	–	–	7,285,076	67,024
Sub Total	**$ –**	**$ 2,587,726**	**$ 2,532,237**	**$ –**	**$ 2,555,401**	**$ 4,603,257**	**$ –**	**$ –**	**$ 19,761,831**	**$ 184,725**
Corp Leased Park Funds										
Corp LeasedTXDot Mitigation	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 7,580	$ 68
Operations	–	–	–	–	–	–	–	–	988,752	8,872
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 996,331**	**$ 8,940**
HV Community Development Funds										
Operations	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ –	$ 2,870,669	$ 24,641
HVCDC TXDot Mitigation	–	–	–	–	–	–	–	–	7,248	65
Sub Total	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ –**	**$ 2,877,917**	**$ 24,706**
Totals	**$ 2,531,951**	**$ 2,587,726**	**$ 2,532,237**	**$ 2,532,237**	**$ 2,555,401**	**$ 4,603,257**	**$ 2,000,000**	**$ 2,000,000**	**$ 45,004,678**	**$ 385,737**

CITY COUNCIL MEMORANDUM
AGENDA ITEM 15

MEETING DATE: November 10, 2026

SUBJECT: Consider Resolution 2026-3271 authorizing an Amendment to the Construction Manager at Risk (CMAR) Agreement with Dean Construction for the Pilot Knoll Park Improvements Projects to provide for the Amount of the Guaranteed Maximum Price and Other amendments

PREPARED BY: Phil Lozano, Director of Parks and Recreation

BACKGROUND

During the Early Work Session of the June 9, 2026, Regular City Council meeting, City staff and Dean Construction presented and discussed options for the amended Project Scope for the Pilot Knoll Park Improvement Project (the "Project") (see "Attachment A"), an Opinion of Probable Construction Cost (OPCC), and the available funds from the 2021 Bond Grant Fund. During that discussion, the City Council's provided direction on which version of the amended Project scope to pursue and which gatehouse options to build. Council directed staff to move forward with the larger gatehouse option and Option Two the for the amended Project scope, which included, but was not limited to, the day use area, trails, RV restroom renovation, and boat ramp area improvements for an estimated total of $2,786,000, without cabins and with the larger gatehouse with storage.

BUDGETARY IMPACT

Dean Construction prepared a Guaranteed Maximum Price of $2,763,693.92. (Attachment "B") which includes:

- Project Subtotal: $ 2,237,315.18
- Contingency 10%: $223,731.52
- General Contractor 8.5% Fees: $209,188.97
- Fee 3.5%: $93,458.25

Note: The total amount related to the boat ramp area is listed below. We are waiting for the award from TPWD. If the grant money is not awarded, we will remove the boat ramp costs listed below from the project scope.

- Boat Ramp Site concrete $50,240
- Boat Ramp Striping and Signage $2,400
- Boat Ramp Electrical $39,272
- Boat Ramp Handrail/Guardrail $22,560
- Gangways/floating docks $249,017.18
- Boat Ramp Paving $30,750
- Testing $5,000

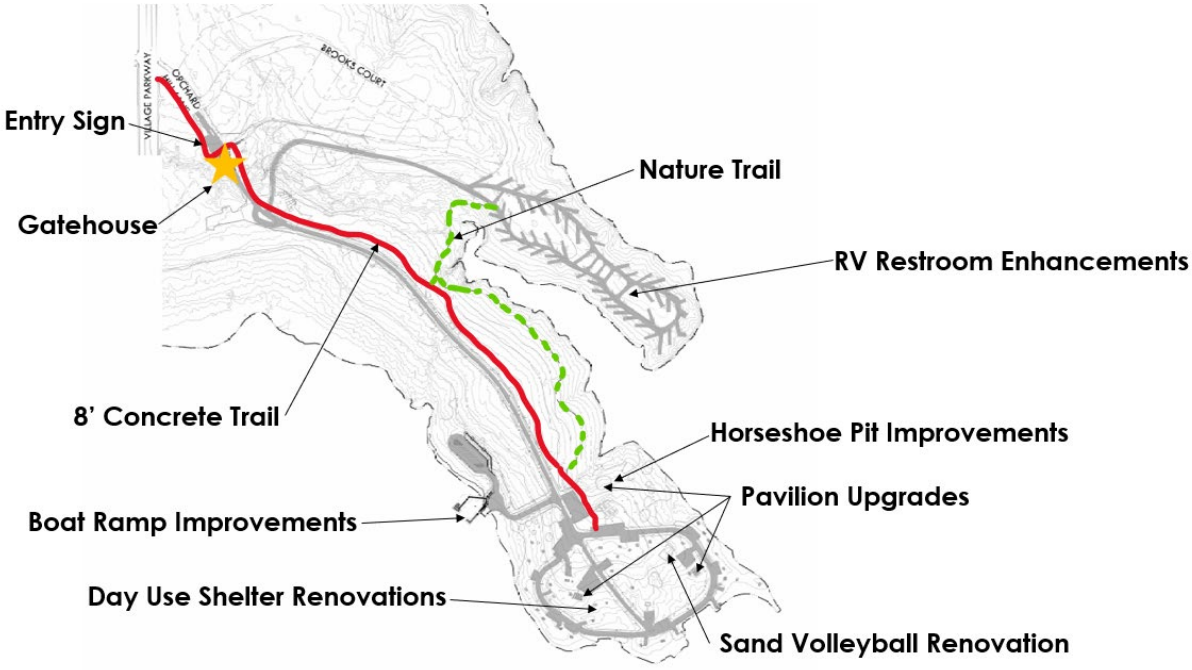
Total $399,239.18

RECOMMENDATION

To approve Resolution No. 2026-3271 authorizing an amendment to the CMAR agreement with Dean Construction for the Pilot Knoll Park Improvements Project to provide for the amount of the GMP and other amendments.

CITY COUNCIL MEMORANDUM
AGENDA ITEM 15

Attachment "A"



CITY COUNCIL MEMORANDUM
AGENDA ITEM 15

Attachment "B"

GMP
Guaranteed Max Price

Client Name: Highland Village, Texas — **Date**
Project Title: Pilot Knoll — **11/2/2026**

	Bid Item Description	Type	Accepted	Total Cost
	Base Bid			
1	Tree Protection & Trunk Protection	Base	Yes	$ 4,320.00
2	Erosion Control	Base	Yes	$ 19,927.00
3	Boat Ramp Erosion Control	Base	N/A	N/A
6	Soft Surface Trail	Base	Yes	$ 20,200.00
7	Site Concrete (includes accessible routes)	Base	Yes	$ 362,004.00
8	Boat Ramp Site Concrete	Base	Yes	$ 50,240.00
9	Site Asphalt Paving	Base	No	
10	Boat Ramp Asphalt Paving	Base	No	
11	Site Striping and Signage	Base	Yes	$ 10,700.00
12	Boat Ramp Striping and Signage	Base	Yes	$ 2,400.00
13	Site Fine Grade	Base	Yes	$ 30,000.00
14	Turf Establishment	Base	Yes	$ 17,000.00
15	Site Electrical	Base	Yes	$ 80,000.00
16	Boat Ramp Electrical	Base	Yes	$ 39,272.00
17	Gatehouse	Base	Yes	$ 290,700.00
19	Restroom Enhancements	Base	Yes	$ 45,000.00
20	34 - 18'x14' day use shelter improvements	Base	Yes	$ 601,250.00
21	Handrail/Guardrail	Base	Yes	$ 24,225.00
22	Boat Ramp Handrail/Guardrail	Base	Yes	$ 22,560.00
23	Sand Volleyball Court and horseshoe pits	Base	Yes	$ 31,500.00
24	Entry Sign	Base	Yes	$ 22,000.00
25	Gangways/Floating Docks	Base	Yes	$ 249,017.18
	Allowances			
	Coserve Electric Transformer	Allowance		$ 15,000.00
	Cedar Elm - 32'x46' Pavilion Upgrades	Allowance		$ 40,000.00
	Post Oak - 32'x46' Pavilion Upgrades	Allowance		$ 40,000.00
	Big Oak - 50'x86' Pavilion Upgrades	Allowance		$ 120,000.00
	Asphalt Allowance	Allowance		$ 70,000.00
	Testing	Allowance		$ 30,000.00
			Subtotal	**$ 2,237,315.18**
			Contingency 10%	**$ 223,731.52**
			GC 8.5%	**$ 209,188.97**
			Fee 3.5%	**$ 93,458.25**
			TOTAL GMP	**$ 2,763,693.92**

Notes

Water by city

Electric included in base bid for the pavilions

Pavilion inclusions- New roof, a sign, paint and stain, replace the fascia, Tongue and groove roof fix on big oak, and roof demo

CITY OF HIGHLAND VILLAGE, TEXAS

RESOLUTION NO. 2026-3271

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AUTHORIZING AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH DEAN CONSTRUCTION FOR THE PILOT KNOLL PARK IMPROVEMENT PROJECT PURSUANT TO PROVIDED FOR THE AMOUNT OF THE GUARANTEED MAXIMUM PRICE AND OTHER AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Highland Village and Dean Construction ("Dean") are parties to that certain *Standard Form of Agreement Between Owner and Construction Manager as Constructor* dated August 22, 2026, (the "Agreement") for the Pilot Knoll Park Improvements Renovation Project (the "Project"); and

WHEREAS, pursuant to the Agreement, the Construction Manager has completed the necessary preconstruction services, including project cost evaluations, coordination with the design team, and development of a Guaranteed Maximum Price ("GMP") proposal for construction of the Project; and

WHEREAS, the Construction Manager has submitted a GMP proposal in the amount of **$2,763,693.92**, which establishes the maximum amount payable by the City for the construction work included within the approved GMP scope, subject to adjustments authorized under the Agreement; and

WHEREAS, City staff and the Project's design professionals have reviewed the GMP proposal, including the proposed scope of work, cost breakdown, allowances, contingencies, assumptions, clarifications, exclusions, and construction schedule, and recommend its approval; and

WHEREAS, the City Council finds that approval of the GMP is in the best interest of the City and will allow the Project to proceed into the construction phase in accordance with the terms and conditions of the Agreement.

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

SECTION 1. The City Manager is hereby authorized to negotiate and execute an amendment to the Agreement establishing a GMP for the Project in the amount of $2,763,693.92 and such other amendments as the City Manager determines to be reasonable and necessary in order to provide for successful completion of the Project.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED THIS THE 10TH DAY OF NOVEMBER 2026.

APPROVED:

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Kevin B. Laughlin, City Attorney
(kbl:11/3/2026:4910-9009-6350 v1)

CITY COUNCIL MEMORANDUM
AGENDA ITEM 16

MEETING DATE: November 10, 2026

SUBJECT: Conduct a Public Hearing and consider Ordinance 2026-1341 amending Code of Ordinances Art. 24.02, Division 2 by adopting the 2024 International Building Code with Local Amendments and Ordinance 2026-1348 amending Code of Ordinances Art. 24.02, Division 9 by adopting the 2024 International Residential Code with Local Amendments (*1st of two reads*)

PREPARED BY: Scott Kriston, Director of Public Works

BACKGROUND

Since September, 2016 the City of Highland Village has been enforcing the 2015 International Building Codes.

To be compatible with State mandated Codes, most cities in Texas have adopted the 2023 and 2024 IBC and other associated Codes.

2026-1341 International Building Code-2024 Edition with Regional Amendments.
2026-1348 International Residential Code-2024 Edition with Regional Amendments

The North Central Texas Council of Governments (NCTCOG) recommends that all municipalities adopt all the codes with the regional amendments in order to reduce confusion and provide regional uniformity, which benefits builders, architects, contractors and home buyers.

BUDGETARY IMPACT

This item was identified in the Community Services Division budget.

RECOMMENDATION

To approve Ordinances 2026-1341 and 2026-1348, as presented.

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1341

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, RETITLING AND AMENDING IN ITS ENTIRETY DIVISION 2 "BUILDING AND RESIDENTIAL CODES" OF CHAPTER 24, "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Building Code, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Division 2 "Building and Residential Codes" of Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended to read in its entirety as follows:

Division 2. Building Code

Sec. 24.02.051 Adoption of 2024 International Building Code

The 2024 Edition of the International Building Code, as published by the International Code Council and as amended pursuant to Sec. 24.02.052, is hereby adopted. Copies of the Building Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Building Code. For purposes of this Division, the phrase "Building Code" means collectively (i) the 2024 Edition of the International Building Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 24.02.052.

Sec. 24.02.052 Local Amendments Adopted

For purposes of enforcement of the provisions of the Building Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Building Code* are hereby amended as follows:

Section 101.4 is amended to read as follows:

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 is amended by adding a new Section 101.4.8 to read as follows:

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 is amended by replacing the phrase "Department of Building Safety" with "Building Inspections and Permits Department" where it appears.

Section 105.2 is amended to read as follows:

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

1. Oil derricks.

2. Retaining Walls which are not over two feet (2') 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 III-A liquids. A building permit must be obtained for any wall two feet (2') in height or higher. In addition to the building permit application, the retaining wall contractor needs to submit two construction plans identifying the height and length of each portion of the retaining

wall, as well as the material being used for the wall. If any portion of the retaining wall is four feet (4') in height or higher, the construction plans must be prepared by a certified professional engineer. The wall shall be measured from the bottom of the footing to the top of the wall. It will be the responsibility of the retaining wall contractor to have his certified professional engineer inspect his walls following construction, if any portion is over four feet (4') in height. Walls under four feet (4') will be the sole responsibility of the retaining wall contractor.

3. 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 2:1.

4. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.

5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

6. Temporary motion picture, television and theater stage sets and scenery.

7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5000 gallons (18,925 L) and are installed entirely above ground.

8. Swings and other playground equipment accessory to one- and two-family dwellings.

9. 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.

10. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

Section 109.2 is amended to read as follows:

109.2 Schedule of permit fees. Building Permit Fees for New Construction, Additions, Alterations and Repairs shall be as established from time to time by resolution of the City Council and set forth in the City's Fee Schedule maintained in the Office of the City Secretary.

Section 109.4 is amended to read as follows:

109.4 Work commencing before permit issuance. 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 an investigation fee established in the schedule of fees that shall be in addition to the required permit fees. 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.

Section 109.6 is amended to read as follows:

109.6 Refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. When no work has taken place, the Building Official may authorize the refunding of not more than 95 percent of any permit fee required by this code provided the request for refund is in writing from the applicant, accompanied with the original receipt and request is made not later than 180 days after the date of application of permit issuance.

Section 109 is amended by adding new Sections 109.7, 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:

109.7 Re-inspection Fee. A re-inspection 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 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. Failure to maintain erosion control, trash control or tree protection.
8. Concealing work without first obtaining required inspections.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

109.8 Work without a permit.

109.8.1 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.

109.8.2 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.

109.9 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 is amended by deleting the "Exception".

Section 202 is amended by amending the definitions of "Ambulatory Health Care Facility," "Atrium," "High-Rise Building," and "Special Inspector" to read 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 individuals 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

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.

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 202 is amended by adding new definitions for the phrases "Assisted Living Facilities," "High-Piled Combustible Storage," and "Repair Garage" 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.

HIGH-PILED COMBUSTIBLE STORAGE: 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.

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 303.1.3 is amended 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 Chapter 10 and 11.

Section 304.1 is amended to add the following to the list of occupancies:

Fire stations
Police stations with detention facilities for 5 or less

Table 307.1.1 is amended by adding the following language to "*Cleaning establishments with combustible liquid solvents*":

See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1 is amended by amending Paragraph 3 under "Exceptions" to read as follows:

3. The open-air portion of building containing a Group A-5 occupancy in accordance with Section 303.6.

Section 403.3 is amended by deleting the paragraph titled "Exception."

Section 403.3.2 is amended by amending the first paragraph 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.

Section 406.3.3.1 is amended by adding the following sentence:

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).

Section 503.1 is amended by adding the following sentence to the end of the section:

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive 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 is amended by deleting footnote i.

Section 506.3.1 is amended to read as follows:

506.3.1 Minimum percentage of perimeter. To qualify for an area factor based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or an 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 708.4.3 is amended by amending paragraph 1 under "Exceptions" to read as follows:

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 sprinkler protection is provided in the space between the top of the fire partition and the 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 is amended by amending the paragraph titled "Exception" to read as follows:

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 is amended by amending the paragraph titled "Exception" to read as follows:

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 901.6.1 is amended by adding a new Section 901.6.1.1 to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.

2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.

4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.

5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-

marked as “Fifth Year” for Type of ITM, and the note on the back of the tag shall read “5 Year Standpipe Test” at a minimum.

6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.

7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.

9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 901.6 is amended by adding Section 901.6.4 to read as follows:

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

Section 901 is amended by adding Section 901.8 to read as follows:

901.8 Systems Out of Service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Section 903.1.1 is amended to read as follows:

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, or as approved by the fire code official.

Section 903.2 is amended to read as follows:

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 machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.2 “Exception” is deleted.

Section 903.2.2.1 is amended by amending the paragraph titled "Exception" to read as follows:

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

Section 903.2.4 is amended to read as follows:

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.

Section 9.2.9.4 is amended by deleting the paragraph title "Exception."

Section 903.2.9 is amended by adding a new Section 903.2.9.5 to read as follows:

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

Section 903.2.11.3 is amended to read as follows:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1511 of the *International Building Code,* located 35 feet (10.668 mm) or more above the lowest level of fire department vehicle access, measured to finished floor.

Section 903.2.11 is amended by adding Sections 903.2.11.7, 903.2.11.8, and 903.2.11.9 to read as follows*:*

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

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.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 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: Open parking garages complying with 903.2.10

Section 903.3.1.1.1 is amended to read as follows:

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… {intervening text unchanged} …because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
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, ~~and~~ machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.1.1.1 is amended by adding Section 903.1.1.1.4 to read as follows:

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

Section 903.3.1.2.2 is amended to read as follows:

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3 is amended to read in its entirety as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.

3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.

4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

    4.1. Provide automatic sprinkler system protection.

    4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

4.3. Construct the attic using noncombustible materials.

4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Where allowed, automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1 is amended by adding Section 903.3.1.4 to read as follows:

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 unheated 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.

Section 903.3.5 is amended by adding the following sentence at the end of the section:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.3.9 is amended to read as follows:

903.3.9 Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below:

1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the fire code official.

2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

Section 903.4 is amended by adding the following paragraph after "Exceptions":

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 more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. 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.

Section 903.4.3 is amended by adding the following sentence at the end of the section:

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

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

Section 905.4, Paragraph 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 to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.

Section 905.4 is amended by adding Paragraph 7 to read 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 thereafter.

Section 905.8 is amended to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, 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 Supervisory alarm.

Section 905.9 is amended by adding the following paragraph after "Exceptions":

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 more than 45 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.

Section 906.1(1) is amended by deleting Exception 3 in its entirety.

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

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

Section 907.2.1 is amended to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons, or where the occupant load is 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" remains unchanged.)

Section 907.2.3 is amended by amending the first paragraph to read as follows:

907.2.3 Group E. A manual fire alarm system that activates the occupant notification system 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 be 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.

Section 907.2.3 is amended by amending Paragraph 1 under "Exceptions" to read as follows:

Exceptions:

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.

    1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

Section 907.2.10.1 is amended to read as follows:

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.

Exception: {No change.}

Section 907.2.13 is amended by amending paragraph 3 under "Exceptions" to read as follows:

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

Section 907.4.2 is amended by adding a new Section 907.4.2.7 to read as follows:

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

Section 907.6.1 is amended by adding a new Section 907.6.1.1 to read as follows:

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 initiating 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 separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

Section 907.6.3 is amended by deleting all four Exceptions.

Section 907.6.6 is amended by adding the following sentence at the end of paragraph:

See 907.6.3 for the required information transmitted to the supervising station.

Section 910.2 is amended by adding Section 910.2.3 to read as follows:

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 (1394 m^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.

Section 910.4.3.1 is amended to read as follows:

910.4.3.1 Makeup air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust.

Section 912.2 is amended by adding Section 912.2.3 to read as follows:

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.

Section 913.1 is amended to read as follows:

913.1 General. Where provided, fire pumps shall be installed in accordance with this section and NHPA 20. When located on the ground level at an exterior wall, 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. – 8 in. 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.

Section 913.2 is amended by adding Section 913.2.3 to read as follows:

913.2.3 Water Supply to required Fire Pumps. In all buildings that are more than 120 feet (36.6 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.

Section 915 is amended to read in its entirety as follows:

915.1 General. New and existing buildings 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 or sleeping 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 is amended 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

Table 1010.2.4 is amending by amend the columns in the Table - Manual Bolts, Automatic Flush Bolts and Constant Latching Bolts on the 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 1020.2 is amended by adding a new Paragraph 6 under "Exceptions" 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 shall activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors shall be connected to an approved automatic fire alarm system where such system is provided.

Section 1030.1.1.1 is deleted.

Section 1101.1 is amended by adding an "Exception" to read as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be incompliance with the requirements of this chapter.

Section 2702 is amended by adding Section 2702.5 to read as follows:

Section 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 systems shall comply with NFPA 70 Article 708.

Section 2901.1 is amended to read as follows:

2901.1 Scope. The provisions of this chapter and the… *{intervening text unchanged} …*conform to the *International Private Sewage Disposal Code.* 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 is amended by adding the following sentence:

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; is amended by adding footnote f to read as follows:

f. 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 2902.1 is amended by adding a new Section 2902.1.4 to read as follows:

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in 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's health department.

Section 3002.1 is amended to read as follows:

Section 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.

Exception:

1. Elevators wholly located within atriums shall not require hoistway enclosure protection.

Section 3005.4 is amended by amended Exceptions 1 and 2 to read in its entirety as follows:

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 is amended by adding a new Section 3005.5.1 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 3005.7.2.1.

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 hoist-ways.

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 is amended 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 is amended by amending paragraph 5 to read as follows:

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 is amended to read as follows:

3007.3 Water Protection. Water from the operation of an automatic sprinkler system outside the elevator lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

Section 3008.3 is amended to read as follows:

3008.3 Water Protection. Water from the operation of an automatic sprinkler system outside the elevator lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

Sec. 24.02.053 Fees and Charges.

Any and all fees and charges proscribed by the Building Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.054 Conflicts with Comprehensive Zoning Ordinance

To the extent of any irreconcilable conflicts between the Building Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

Sec. 24.02.055 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ____ DAY OF DECEMBER 2026.

APPROVED:

_____

Charlotte J. Wilcox, Mayor

ATTEST:

_____

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4909-0513-0891 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1348

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING CHAPTER 24, "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY AMENDING IN ITS ENTRETY DIVISION 9 TITLED "RESIDENTIAL CODE" ADOPTING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE; ADOPTING LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" Division 9 "Residential Code" of the Code of Ordinances of the City of Highland Village, Texas, is amended in its entirety as follows:

DIVISION 9. Residential Code

Sec. 24.02.401 Adoption of 2024 International Residential Code

The 2024 Edition of the International Residential Code (inclusive of Appendix G "Swimming Pools, Spas and Hot Tubs" and Appendix J "Existing Buildings and Structures"), as published by the International Code Council and as amended pursuant to Sec. 24.02.402, is hereby adopted. Copies of the Residential Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Residential Code. For purposes of this Division, the phrase "Residential Code" means collectively (i) the 2024 Edition of the International Residential Code (inclusive of Appendix G "Swimming Pools, Spas and Hot Tubs" as published by the International Code Council) and (ii) the local amendments adopted pursuant to Sec. 24.02.402.

Sec. 24.02.402 Local Amendments Adopted

For purposes of enforcement of the provisions of the Residential Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Residential Code* are hereby amended as follows:

Section R102.4 is amended 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 R104.2.3.1 is deleted.

Section R104.3.1 is deleted.

Section R104.7 is amended 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 R105.3 is amended by deleting subparagraph 5.

Section R106.1.4 is deleted.

Section 108 is amended by adding Section 108.7 to read as follows:

108.7 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. 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. The original red tag has been removed from the job site and/or,

7. Violations exist on the property including failure to maintain erosion control, trash control or tree protection;

8. Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section R110.2 is deleted in its entirety.

Section R110.3 is amended 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 approval is valid.

Section R110.4 is amended 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, wherever the 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 R202 is amended by amending the definition of "Townhouse" to read as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a *yard* or *public way* on at least two sides.

Table R301.2(1) is amended to read as follows:

GROUND SNOW LOAD[O]	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			Winter Design Temp	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^2	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

Section R302.1 is amended by adding a new paragraph 6 under "Exceptions" to read as follows:

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

Section R302.2.6 Is amended by deleting Exception 6.

Section R302.5.1 is amended 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 residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Section R306 is deleted in its entirety.

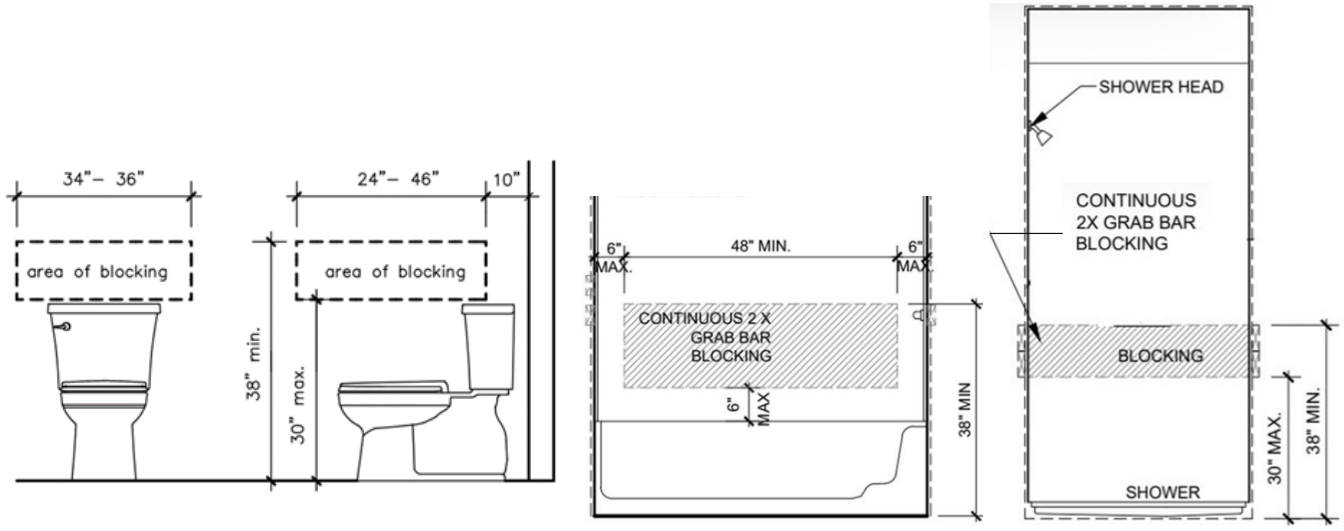
Section R309.2 is deleted in its entirety.

Section R325.2 is amended by amending the Exception 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 is amended by adding Section R327.3 and Section R327.4 to read as follows:

R327.3 Blocking locations. Required at one toilet at grade level with blocking installed at rear wall and, if available, one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.



Toilet Tub Shower

Fig. R327.3

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.

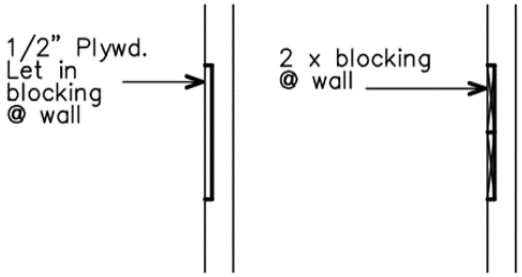


Fig. R327.4

Section R328.1 is amended by adding Section R328.1.1 to read as follows:

Section R328.1.1 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 is amended by adding the following sentence to the existing section:

...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 602.6.1 is amended 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 top plate 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. See figure R602.6.1.

> **Exception**: Where the entire side of the wall with the notch or cut is covered by wood structural panel or sheathing.

Figure R602.6.1 is amended to appear and read as follows:

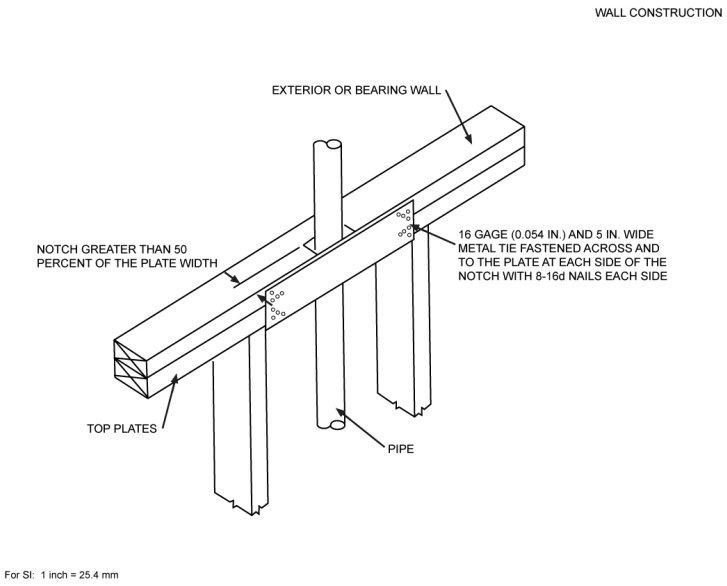


FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING

Table R603.7(2) is amended by amending Footnote a. to read as follows and deleting Footnotes b. and c.

a. All screw sizes shown are minimum size, not to exceed 2 sizes larger.

Section R703.8.4.1 is amended by adding Section R703.8.4.1.2 to read as follows:

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior wall**s**, all ties shall 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 R1005.7 is amended to read as follows:

R1005.7 Factory-built chimney offsets.

Where a factory-built chimney assembly incorporates offsets or where a fireplace manufacturer's instructions do not address factory-built chimney offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Section R1005.9 is deleted.

Chapter 11 [RE] Energy Efficiency is deleted in its entirety.

Section M1305.1.2 is amended to read as follows:

M1305.1.2 Appliances in attics. *Attics* containing *appliances* requiring access shall be provided *. . . {intervening text unchanged} . . .* sides of the *appliance* where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest *appliance*. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, 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* can be serviced and removed through the required opening.

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 M1401.1 is amended by adding Section M1401.1.1 to read as follows:

M1401.1.1 Air conditioning equipment. All residential dwelling units shall be designed and installed with an 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 is amended to read as follows:

M1411.9 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. *{remaining text unchanged}*

Section M1411.9.1 is amended by amending Items 3 and 4 to read as follows:

3. An auxiliary drain pan… *{intervening text unchanged}…* 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… *{intervening text unchanged}…* 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 is amended to read as follows:

M1411.9.1.1 Water-level monitoring devices. On down-flow units …*{intervening text unchanged}*… installed in the drain line. A water level detection device may be installed only with prior approval of the *building official.*

Section M1503.6 Makeup Air Required is amend to read as follows:

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~~ly~~ 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 (0.28 m3/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 is amended 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) is deleted in its entirety.

Section G2415.2 (404.2) is amended by adding the following to the end of the section:

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 G2415.12 (404.12) is amended 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.

Section G2415.12.1 is deleted.

Section G2417.1 (406.1) is amended 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 (406.4) is amended to read as follows:

G2417.4 (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.

Section G2417.4.1 is amended 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 three and 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 is amended 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 (409.1) is amended by adding Section G2420.1.4 (409.1.4) 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) is amended to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve… *{intervening text unchanged}…* in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1) is amended to read as follows:

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be *… {intervening text unchanged}… 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 G2445.2 (621.2) is amended by adding a paragraph titled "Exception" to read as follows:

> **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 *International Fuel Gas Code* Section 108.7 of the Fuel Gas Code.

Section P2603.3 is amended 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 2603.5.1 is amended 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 2604.1 is amended by adding Section 2604.1.1 to read as follows:

P2604.1.1 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 is amended to read as follows:

P2801.5.1 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.

Section P2804.6.1 is amended to read as follows

P2804.6.1 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.
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.

   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 indirect waste receptor or to the outdoors.

[remaining text is unchanged]

Section P2902.5.3 is amended 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 P3009.9 is amended to read as follows including deletion of the Exception:

P3003.9. 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, including all subsections, is deleted in its entirety.

Section P3112.2 is amended in its entirety to read as follows:

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.

Sec. 24.02.403 Fees and Charges.

Any and all fees and charges proscribed by the Residential Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.404 Conflicts with Comprehensive Zoning Ordinance; Other Pool Regulations

a. To the extent of any irreconcilable conflicts between the Residential Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

b. To the extent of any irreconcilable conflict between the provisions of the Residential Code and Article 24.03 of the Code of Ordinances relating to the regulation of swimming pools, the provisions of said Article 24.03 shall be controlling.

Sec. 24.02.405 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE _____ DAY OF DECEMBER 2026.

APPROVED:

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4919-9531-5567 v1)

CITY COUNCIL MEMORANDUM
AGENDA ITEM 17

MEETING DATE: November 10, 2026

SUBJECT: Consider Ordinance 2026-1342, Ordinance 2026-1343, Ordinance 2026-1344, Ordinance 2026-1345, Ordinance 2026-1346, Ordinance 2026-1347 and Ordinance 2026-1349 amending Art. 24.02 of the Code of Ordinances by amending in their Entirety Divisions 3, 4, 5, 6, 8, and 10, and adding Division 11, adopting, respectively, the 2024 International Plumbing Code, the 2023 National Electrical Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, and the 2024 International Swimming Pool and Spa Code, with Local Amendments; and repealing Art. 24.03 of the Code of Ordinances (*1st of two reads*)

PREPARED BY: Scott Kriston, Director of Public Works

BACKGROUND

Since September, 2016 the City of Highland Village has been enforcing the 2015 International Building Codes.

To be compatible with State mandated Codes, most cities in Texas have adopted the 2023 and 2024 IBC and other associated Codes.

2026-1342	International Plumbing Code- 2024 Edition with Regional Amendments
2026-1343	National Electrical Code-2023 Edition with Regional Amendments
2026-1344	International Mechanical Code-2024 Edition with Regional Amendments
2026-1345	International Fuel Gas Code-2024 Edition with Regional Amendments
2026-1346	International Property Maintenance Code-2024 Edition with Regional Amendments
2026-1347	International Existing Building Code-2024 Edition with Regional Amendments
2026-1349	International Swimming Pool and Spa Code-2024 Edition with Regional Amendments

The North Central Texas Council of Governments (NCTCOG) recommends that all municipalities adopt all the codes with the regional amendments in order to reduce confusion and provide regional uniformity, which benefits builders, architects, contractors and home buyers.

BUDGETARY IMPACT

This item was identified in the Community Services Division budget.

RECOMMENDATION

To approve Ordinance 2026-1342, Ordinance 2026-1343, Ordinance 2026-1344, Ordinance 2026-1345, Ordinance 2026-1346, Ordinance 2026-1347 and Ordinance 2026-1349, as presented.

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1342

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING IN ITS ENTIRETY DIVISION 3 "PLUMBING CODE" OF CHAPTER 24 "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2015* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Division 3 "Plumbing Code" of Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended to read in its entirety as follows:

Sec. 24.02.101 Adoption of 2024 International Plumbing Code

The 2024 Edition of the International Plumbing Code, as published by the International Code Council and as amended pursuant to Sec. 24.02.102, is hereby adopted. Copies of the Plumbing Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Plumbing Code. For purposes of this Division, the phrase "Plumbing Code" means collectively (i) the 2024 Edition of the International Plumbing Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 24.02.102.

Sec. 24.02.102 Local Amendments Adopted

For purposes of enforcement of the provisions of the Plumbing Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Plumbing Code* are hereby amended as follows:

Section 102.8 is amended to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

> **Exception:** Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

Section 108.2 is amended to read as follows:

108.2 Fee schedule. Fees for the issuance of permits and performance of inspections as required by this code shall be as established from time to time by resolution of the City Council and set forth in the City's Fee Schedule maintained in the Office of the City Secretary.

Section 108.6 is amended to read as follows:

108.6 Fee refunds. The building 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 when no 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 when 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 building 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.

Section 113 is amended to read in its entirety as follows:

SECTION 113
MEANS OF APPEAL

Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the Plumbing Code may be made to the Zoning Board of Adjustment sitting as the Board of Appeals pursuant to Section 24.01.002 of this Code of Ordinances and Section 9 of the Comprehensive Zoning Ordinance, which sections shall govern all proceedings and decisions related to such appeal.

Section 305.1 is amended 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 is amended 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 is amended by adding Section 306.2.5 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 manufacturer's installation instructions and ASTM D2321. Trench width shall be controlled to not exceed the outside pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the 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 a minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section 403.1 is amended to read as follows:

403.1 Minimum number of fixtures. Plumbing fixtures shall be proved in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Code Official. The number of occupants shall be determined by the *International Building Code.* 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.

Table 403.1 is amended by adding footnote g to read as follows:

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 is amended to read as follows:

413.4 Required location for floors drains. Floor drains shall be installed in the following areas.

1. In public coin-operated 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.

   Exception: In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.

3. Public restrooms.

4. Closets containing mop/service sinks.

Section 502.3 is amended 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 (6069 mm) in length when measured along the centerline of the passageway from the opening of the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) in width. A level surface not less than 30 inches (762 mm) in length by 30 inches (762mm) 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 nn by 762 mm) where such dimensions are large enough for removal of the water heater. As a minimum, access to the attic space shall be provided by one of the following:

1. A permanent stair.

2. A pull down stair rated for 300 lb (136 kg) minimum.

3. An access door from an upper floor level.

Section 608.16.5 is amended to read as follows:

608.16.5 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 608.17.5 is amended 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 principal 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 principal backflow preventer.

Section 703.6 is deleted.

Section 704 is amended by adding Section 704.5 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 to a national recognized standard.

Section 712.4 is amended by adding Section 712.4.5 to read as follows:

712.4.5 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 903.1.1 is amended 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 1109 is deleted.

Section 1202.1 is amended by deleting Exceptions 1 and 2.

Amend Chapter 15 to add the referenced standards as follows:

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications. 306.2.5

Sec. 24.02.103 Fees and Charges.

Any and all fees and charges proscribed by the Plumbing Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.104 Conflicts with Comprehensive Zoning Ordinance; Other Pool Regulations

a. To the extent of any irreconcilable conflicts between the Plumbing Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

b. To the extent of any irreconcilable conflict between the provisions of this the Plumbing Code and Article 24.03 of the Code of Ordinances relating to the regulation of swimming pools, the provisions of said Article 24.03 shall be controlling.

Sec. 24.02.105 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE____ DAY OF DECEMBER 2026.

APPROVED:

_____

Charlotte J. Wilcox, Mayor

ATTEST:

_____

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4912-5507-0574 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1343

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING IN ITS ENTIRETY DIVISION 4 "ELECTRICAL CODE" OF CHAPTER 24 "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the National Electrical Code prepared by the National Fire Protection Association and the International Codes were prepared by the International Code Council, have been reviewed by the NCTCOG, and in addition have been reviewed by City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, and the *2023* edition of the National Electrical Code is the most current published electrical code at this time; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to update and adopt the *2023* edition of the National Electrical Code, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein and as those codes are specifically modified by this Ordinance.

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

Section 1: Division 4 "Electrical Code" of Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended to read in its entirety as follows:

Division 4. Electrical Code

Sec. 24.02.151 Adoption of 2023 National Electrical Code

The 2023 Edition of the National Electrical Code, as published by the National Fire Protection Association and as amended pursuant to Sec. 24.02.152, is hereby adopted. Copies of the Electrical Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Electrical Code. For purposes of this Division, the phrase "Electrical Code" means collectively (i) the 2023 Edition of the National Electrical Code, as published by the National Fire Protection Association and (ii) the local amendments adopted pursuant to Sec. 24.02.152.

Sec. 24.02.152 Local Amendments Adopted

For purposes of enforcement of the provisions of the Electrical Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2011 Edition of the National Electrical Code* are hereby amended as follows:

Article 90 is amended to add Section 90.9 to read as follows:

90.9 ADMINISTRATIVE PROVISIONS

(A) PERMITS REQUIRED. Any owner, authorized agent, individual or contractor who desires 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 system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work. A separate permit shall be obtained for each building or structure.

No permit shall be issued for installing, altering, extending or replacing any electrical wiring or equipment on any building, structure or premise, if any unlawful electrical wiring or equipment exists on the same premises, until a permit to correct such conditions is first obtained and all necessary corrections are made.

Exempt work. The following work shall be exempt from the requirement for a permit:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.

2. Reinstallation of attachment plug receptacles, but not the outlets thereof.

3. Repair or replacement of any overcurrent device of the required capacity in the same location.

4. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

5. Taping joints.

6. Removal of electrical wiring.

7. Temporary wiring for experimental purposes in suitable experimental laboratories.

8. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

9. Low-energy power, control and signal circuits of Classes II and III as defined in this code.

10. Electrical maintenance work, as defined in this code that is performed by an individual properly authorized to do such work.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

(B) TO WHOM PERMITS MAY BE ISSUED

General. No permit shall be issued to any person to do or cause to be done any work regulated by this code, except to a person holding a valid, State of Texas Electrical Contractors License as follows:

1. must be in possession of a current and valid State Electrical Contractor's License;

2. must have a current and active registration with the City of Highland Village as a registered Contractor;

3. must designate a State of Texas Master Electrician to act as the Master of Record who must be in possession of a current and valid State of Texas Master Electrician License.

Homestead owner. Permits may be issued to a property owner who wishes to do electrical work in a building owned and occupied by him as his homestead. This provision only permits the homeowner to work on that part of the electrical system that occurs after, but does not include, the first main breaker behind the electrical meter. The phrase “to do electrical work” shall be construed to mean work actually performed personally by the owner.

(C) WHO MAY DO THE WORK

General. It shall be unlawful for any person to do or cause to be done any electrical work within the City of Highland Village except as provided in this section. Doing work other than what is authorized by this section is considered a violation by the worker as well as the Master Electrician and/or Contractor.

State of Texas licensees. Individuals in possession of a State of Texas license may perform work in the City of Highland Village according to the conditions of that state license.

On-site supervision. In the performance of *electrical work,* on-site supervision shall be provided for any electrical worker not in possession of a valid Master or Journeyman license. In the performance of *electrical sign work,* on-site supervision shall be provided for any electrical

sign worker not in possession of a valid Master, Master Sign, Journeyman or Journeyman Sign license.

"On-site supervision" means a qualified Master or Journeyman is on the job site at all times electrical or electrical sign work, as allowed above, is in progress.

C02.2.3 Homestead owner. A homestead owner shall be able to perform work on his homestead property.

(D) FEES

General. Fees for the issuance of permits and performance of inspections as required by this code shall be as established from time to time by resolution of the City Council and set forth in the City's Fee Schedule maintained in the Office of the City Secretary.

Investigation fees: Work without a permit.

Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

> **Exceptions:** This provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit for the word prior to the commencement of the work. In all cases, a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, an investigation fee as herein provided shall be charged.

Investigation Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the application fee set forth in City Fee Schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Article 100 is amended by adding a definition for the phrase "Engineering Supervision" to read as follows:

> **Engineering Supervision.** 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)(b) as acceptable by the AHJ

Article 110.2 is amended 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 U.S. product safety standards as certified by an 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. is amended by amending subsection (B) 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, subsection (A) is amended by amending Exception 4 to read as follows:

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 instructions or listing.

Article 210.52, subsection (C), is amended by amending paragraphs (1) and (2) to read in their entirety 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).

(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, subsection (B) is amended by amending paragraph (2) to read as follows:

> **(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 is amended by adding Article 220.6 to read as follows:

220. Load Calculation. A load calculation shall be provided upon request when modifications to the electrical installation occur.

Article 230.85 is amended by amending subsection (C) 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 A, only meter sockets, service entrance conductors, or related raceways and fittings are replaced, the requirements of this section shall not apply.

Article 408.4 by amended by amending subsection (A) to read as follows:

(A) Circuit Directory or Circuit Description. Every circuit and circuit modification shall be provided with a legible and permanent description that complies with all of 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

Article 410.118 is amended 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 is amended by amending subsection (B) 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 is amended by amending the opening paragraph and subsection (A) to read as follows:

500.8 Equipment. 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* or an owner's engineering judgment an engineering judgment signed and sealed Under 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)(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.

Article 505.7 is amended by amending the opening paragraphs and subsection (A) to read as follows*:*

505.7 Special Precaution. This article requires equipment construction and installation that ensures 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 to regarding the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Electrical equipment that is dependent on the protection technique permitted by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) 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.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed 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)(b) as acceptable by the AHJ.

Article 690.9, subsection (D) is amended by deleting the Exception.

Article 695.6, subsection (A) is amended by deleting the Exception.

Article 705.8 is amended 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 is amended to read as follows:

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 is amended by deleting subsection (A) in its entirety.

Sec. 24.02.153 Fees and Charges.

Any and all fees and charges proscribed by the Electrical Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.154 Conflicts with Comprehensive Zoning Ordinance; Other Pool Regulations

a. To the extent of any irreconcilable conflicts between the National Electrical Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

b. To the extent of any irreconcilable conflict between the provisions of the National Electrical Code and Article 24.03 of the Code of Ordinances relating to the regulation of swimming pools, the provisions of said Article 24.03 shall be controlling.

Sec. 24.02.155 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ____ DAY OF DECEMBER 2026.

APPROVED:

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Kevin B. Laughlin, City Attorney
(kbl 10/21/2026:4921-8146-5326 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1344

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING IN ITS ENTIRETY DIVISION 5 "MECHANICAL CODE" OF CHAPTER 24 "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Division 5 "Mechanical Code" of Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended to read in its entirety as follows:

Division 5. Mechanical Code

Sec. 24.02.201 Adoption of 2024 International Mechanical Code

The 2024 Edition of the International Mechanical Code, as published by the International Code Council and as amended pursuant to Sec. 24.02.202, is hereby adopted. Copies of the Mechanical Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Mechanical Code. For purposes of this Division, the phrase "Mechanical Code" means collectively (i) the 2024 Edition of the International Mechanical Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 24.02.202.

Sec. 24.02.202 Local Amendments Adopted

For purposes of enforcement of the provisions of the Mechanical Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Mechanical Code* are hereby amended as follows:

Section 102.8 is amended to read as follows:

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

> **Exception**: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

Section 108.2 is amended to read as follows:

108.2 Fee schedule. Fees for the issuance of permits and performance of inspections as required by this code shall be as established from time to time by resolution of the City Council and set forth in the City's Fee Schedule maintained in the Office of the City Secretary.

Section 108.6 is amended to read as follows:

108.6 Fee refunds. 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 when no 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 when 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.

Section 202 is amended by adding definitions for the phrases "Effective Dispersal Volume Charge," "Refrigerant Detection System," and "Refrigerant Detector" to read as follows:

Effective Dispersal Volume Charge (EDVC). The maximum refrigerant charge permitted for an effective dispersal volume.

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 is defined as "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]

Refrigerant Detector - "Refrigerant sensor" is another term for refrigerant detector. A refrigerant sensor is 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 is amended 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. As a minimum access to the attic space shall be provided by 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 306.5.1 is amended 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* 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*…*{remainder of text unchanged}*.

Section 501.3 is amended by adding a paragraph 4 under "Exceptions" 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 is amended by adding a paragraph 3 under "Exceptions" to read as follows:

3. Machinery Rooms are not required when in compliance with ASHRAE 15 Section 7.4.

Section 1104.3.1 is amended by adding 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 is amended by amending Exception 2 to read as follows:

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.

Sec. 24.02.203 Fees and Charges.

Any and all fees and charges proscribed by the Mechanical Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.204 Conflicts with Comprehensive Zoning Ordinance; Other Pool Regulations

a. To the extent of any irreconcilable conflicts between the Mechanical Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

b. To the extent of any irreconcilable conflict between the provisions of this the Mechanical Code and Article 24.03 of the Code of Ordinances relating to the regulation of swimming pools, the provisions of said Article 24.03 shall be controlling.

Sec. 24.02.205 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ____ DAY OF DECEMBER 2026.

APPROVED:

_____

Charlotte J. Wilcox, Mayor

ATTEST:

_____

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4914-0817-7519 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1345

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, RETITLING AND AMENDING IN ITS ENTIRETY DIVISION 6 "FUEL GAS CODE" OF CHAPTER 24, "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Division 6 "Fuel Gas Code" of Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended to read in its entirety as follows:

Division 6. Fuel Gas Code

Sec. 24.02.251 Adoption of 2024 International Fuel Gas Code

The 2024 Edition of the International Fuel Gas Code, as published by the International Code Council and as amended pursuant to Sec. 24.02.252, is hereby adopted. Copies of the Fuel Gas Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Fuel Gas Code. For purposes of this Division, the phrase "Fuel Gas Code" means collectively (i) the 2024 Edition of the International Fuel Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 24.02.252.

Sec. 24.02.052 Local Amendments Adopted

For purposes of enforcement of the provisions of the Fuel Gas Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Fuel Gas Code* are hereby amended as follows:

Section 102.2 is amended by adding a paragraph titled "Exception" to read as follows:

Exception: Existing dwelling units shall comply with Section 621.2.

Section 102.8 is amended to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. 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 to NFPA 70 or the *National Electrical Code* shall mean the National Electrical Code as adopted.

> **Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section 306.3 is amended to read in its entirety 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. As a minimum access to the attic space shall be provided by 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 306.5.1 is amended to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope 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 is amended by adding the following language at the end of the section:

...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 402.3 is amended by adding the following paragraph titled "Exception":

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EHD).

Section 404.12 is amended 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 406.4 is amended to read as follows:

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. 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 is amended 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 409.1 is amended by adding Section 409.1.4 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 be disengaged by movement of the supporting piping.

Section 410.1 is amended by adding the following sentence at the end of the section and a new paragraph titled "Exception" to 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 is amended by adding a paragraph titled "Exception" 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

Building Official unless an unsafe condition is determined to exist as described in Section 108.7.

Sec. 24.02.253 Fees and Charges.

Any and all fees and charges proscribed by the Fuel Gas Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.254 Conflicts with Comprehensive Zoning Ordinance

To the extent of any irreconcilable conflicts between the Fuel Gas Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

Sec. 24.02.255 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ___ DAY OF DECEMBER 2026.

Approved:

Charlotte J. Wilcox, Mayor

ATTEST:

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4900-1606-2063 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1346

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING IN ITS ENTIRETY DIVISION 8 "PROPERTY MAINTENANCE CODE" OF CHAPTER 24, "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Division 8 "Property Maintenance Code" of Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended to read in its entirety as follows:

Division 8. Property Maintenance Code

Sec. 24.02.351 Adoption of 2024 International Property Maintenance Code

The 2024 Edition of the International Property Maintenance Code, as published by the International Code Council, is hereby adopted. Copies of the International Maintenance Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Property Maintenance Code. For purposes of this Division, the phrase "Property Maintenance Code" means collectively (i) the 2024 Edition of the International Building Code, as published by the International Code Council and (ii) any local amendments as may be later adopted.

Sec. 24.02.352 Fees and Charges.

Any and all fees and charges proscribed by the Property Maintenance Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.353 Conflicts with Comprehensive Zoning Ordinance; Other Pool Regulations

a. To the extent of any irreconcilable conflicts between the Property Maintenance Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

b. To the extent of any irreconcilable conflict between the provisions of this the Property Maintenance Code and Article 24.03 of the Code of Ordinances relating to the regulation of swimming pools, the provisions of said Article 24.03 shall be controlling.

Sec. 24.02.354 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so

decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ___ DAY OF DECEMBER 2026.

APPROVED:

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4867-3433-2271 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1347

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING CHAPTER 24, "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY AMENDING IN ITS ENTIRETY DIVISION 10 "EXISTING BUILDING CODE" BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended by amending in its entirety Division 10 "Existing Building Code" to read as follows:

Division 10. Existing Building Code

Sec. 24.02.451 Adoption of 2024 International Existing Building Code

The 2024 Edition of the International Existing Building Code, as published by the International Code Council and as amended pursuant to Sec. 24.02.452, is hereby adopted. Copies of the Existing Building Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Existing Building Code. For purposes of this Division, the phrase "Existing Building Code" means collectively (i) the 2024 Edition of the International Existing Building Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 24.02.452.

Sec. 24.02.452 Local Amendments Adopted

For purposes of enforcement of the provisions of the Existing Building Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Existing Building Code* are hereby amended as follows:

Section 102.4 is amended to read as follows:

[A] 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.

Section [A] 102.4 is amended by adding Section [A] 102.4.3 to read as follows:

102.4.3 Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 104.2.4.1 and Section 104.3.1 area deleted.

Section 202 is amended by amending the definition of "Existing Building" to read as follows:

> **Existing Building** - 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; or a change of occupancy.

Section 302.2 is amended 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 Private Sewage Disposal Code, International Property Maintenance Code, International Residential Code and NFPA 70 and any other Codes or other

ordinances adopted by the authority having jurisdiction. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

Section 306.1 is amended by add an Exception to read as follows:

> **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 is deleted.

Section 401.3 is deleted.

Section 405.2.6 is deleted.

Section 502.2 is deleted.

Section 503.2 is deleted.

Section 503.18 is amended 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 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. Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

Section 504.1.2 is amended 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 507.3 is deleted.

Section 701.3 is deleted.

Section 702.7 is amended 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 is amended 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 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 is amended by adding the following sentence at the end of the 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 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 803.3 is amended to read in its entirety as follows (including deletion of the Exception):

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

Section 804.2 is amended by deleting Exception 1:

Section 804.5.1.2 is amended 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 is amended as follows*:*

A. Numbered paragraph 2 is amended to read as follows:

2. Access to a fire escape shall be through a door.

B. Numbered paragraph 3 is deleted.

C. Numbered paragraph 5 is amended to read as follows:

5. In all building of Group E occupancy up to and including the 12th grade, building 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 is amended 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, ….[Remainder unchanged]

Section 904.1 is amending by adding a sentence to read as follows:

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 is amended 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 is amended to read as follows:

1011.2.1 Automatic Fire 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 fire barrier or fire wall.

Section 1103.3 is deleted.

Section 1201.4 is deleted.

Section 1303.1.2 is amended to read as follows:

1303.1.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.

Section 1303.1.3 is deleted.

Section 1402.6 is deleted.

Section [F] 1502.1 is amended to read as follows:

[F] 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. The plan shall be submitted and approved by the Fire Department before a building permit is issued. *[remaining text unchanged]*

Section [F] 1502.3.1 is amended to read as follows:

[F] Section 1502.3.1 Violations; change to read

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 is amended by amending Section 1512.1 to read as follows and deleting Sections 1512.2 through 1512.5, inclusive:

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.

Sec. 24.02.453 Fees and Charges.

Any and all fees and charges proscribed by the Existing Building Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.454 Conflicts with Comprehensive Zoning Ordinance

To the extent of any irreconcilable conflicts between the Existing Building Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

Sec. 24.02.455 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ___ DAY OF DECEMBER 2026.

Approved:

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4982-1311-9856 v1)

CITY OF HIGHLAND VILLAGE, TEXAS

ORDINANCE NO. 2026-1349

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, AMENDING CHAPTER 24, "BUILDING REGULATIONS," ARTICLE 24.02 "TECHNICAL AND CONSTRUCTION CODES AND STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF HIGHLAND VILLAGE, TEXAS, BY ADDING DIVISION 11 "SWIMMING POOL AND SPA CODE" BY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED $2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Highland Village has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Highland Village has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Highland Village has determined that it is in the best interest of the citizens of the City of Highland Village to adopt the *2024* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Chapter 24, "Building Regulations," Article 24.02 "Technical and Construction Codes and Standards" of the Code of Ordinances of the City of Highland Village, Texas, is hereby amended by adding Division 11 "Swimming Pool and Spa Code" to read as follows:

Division 11. Swimming Pool and Spa Code

Sec. 24.02.501 Adoption of 2024 International Swimming Pool and Spa Code

The 2024 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council and as amended pursuant to Sec. 24.02.502, is hereby adopted. Copies of the Swimming Pool and Spa Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The chief building official, or his authorized representative, is hereby authorized and directed to enforce all provisions of the Swimming Pool and Spa Code. For purposes of this Division, the phrase "Swimming Pool and Spa Code" means collectively (i) the 2024 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 24.02.502.

Sec. 24.02.452 Local Amendments Adopted

For purposes of enforcement of the provisions of the Swimming Pool and Spa Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2024 Edition of the International Swimming Pool and Spa Code* are hereby amended as follows:

Section 102.9 is amended to read as follows:

Section 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;* §265.181 through §265.198, (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 113.4 is amended 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 305.1 is amended 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 305.2.8 is amended by adding Subsection 305.2.8.1 to read as follows:

305.2.8.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

Section 305.4 is amended to read as follows:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure of a one- and two-family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required {*subsections 1 through 6 remain unchanged*}…

Section 305.6 is amended 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 is amended by adding a paragraph title "Exception) to read as follows:

> **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 307.2.2 is amended by adding Section 307.2.2.2 to read as follows:

Section 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 311.1 is amended to read as follows:

311.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) 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. *[Remainder unchanged]*

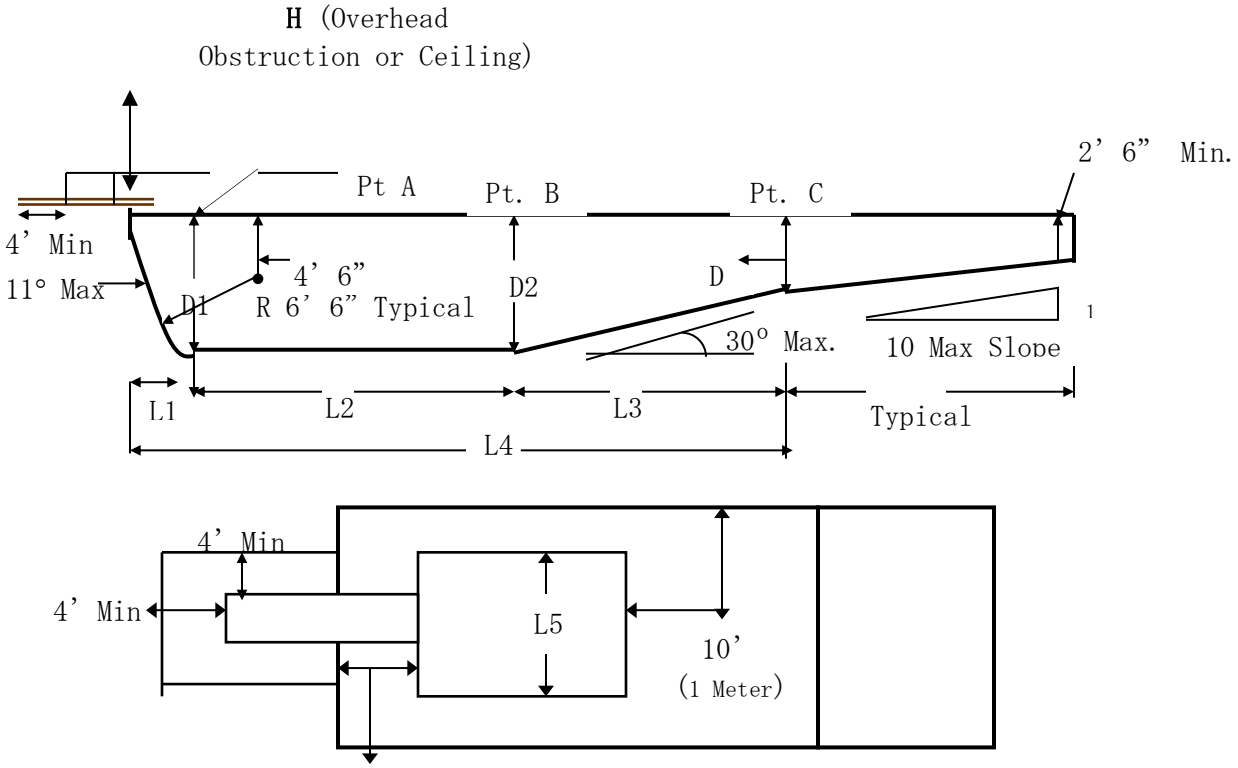
Section 402.12, Table 402.12, and Figure 402.12 are amended to read as follows:

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).

Table 402.12 (derived from 25 TAC §265.186 (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.

Figure 402.12



Sections 411.2.1 and 411.2.2 are amended 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 bottom riser height allowed to taper to zero.

Sections 411.5.1 and 411.5.2 are amended to read as follows:

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
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 in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
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. Unchanged
7. Unchanged

Section 610.5.1 is amended to read:

610.5.1 Uniform height of 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches (254 mm). The bottom riser height shall be permitted to vary from the other risers.

Section 804 Diving Water Envelopes is amended 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.

Sec. 24.02.503 Fees and Charges.

Any and all fees and charges proscribed by the Swimming Pool and Spa Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 24.02.504 Conflicts with Comprehensive Zoning Ordinance

To the extent of any irreconcilable conflicts between the Swimming Pool and Spa Code and the provisions of the City's Comprehensive Zoning Ordinance, as amended, the regulation imposing the more stringent requirement(s) shall control.

Sec. 24.02.505 Penalty

The provisions of this division constitute a police regulation, the violation of which shall be subject to the penalty set forth in Section 1.01.009(b) of this Code of Ordinances.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Highland Village, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect. Article 24.03 of the Code of Ordinances is hereby expressly repealed in its entirety.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1.01.009 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage on second reading and publication in accordance with the provisions of the state law and the Charter of the City of Highland Village.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON FIRST READING ON THIS THE 10TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE ___ DAY OF DECEMBER 2026.

Approved:

_____
Charlotte J. Wilcox, Mayor

ATTEST:

_____
Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Kevin B. Laughlin, City Attorney
(kbl:10/21/2026:4928-0509-8183 v1)

CITY COUNCIL MEMORANDUM
AGENDA ITEM 18

MEETING DATE: November 10, 2026

SUBJECT: Status Reports on Current Projects and Discussion on Future Agenda Items

PREPARED BY: Paul Stevens, City Manager

BACKGROUND

This item is on the agenda to allow a Councilmember to inquire about a subject of which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

BUDGETARY IMPACT

N/A

RECOMMENDATION

N/A

UPCOMING MEETINGS

November 9, 2026	**HV Community Development Corporation Meeting – Canceled**
November 10, 2026	**Regular City Council Meeting – 7:00 pm**
November 16, 2026	**Parks and Recreation Advisory Board Meeting – 6:00 pm**
November 17, 2026	**Planning and Zoning Meeting – 7:00 pm**
November 24, 2026	**Regular City Council Meeting – 7:00 pm - Canceled**
December 3, 2026	**Zoning Board of Adjustment Meeting – 7:00 pm**
December 7, 2026	**HV Community Development Corporation Meeting – 6:00 pm**
December 8, 2026	**Regular City Council Meeting – 7:00 pm**
December 15, 2026	**Planning and Zoning Meeting – 7:00 pm**
December 21, 2026	**Parks and Recreation Advisory Board Meeting – 6:00 pm**
December 22, 2026	**Regular City Council Meeting – 7:00 pm – Canceled**
January 7, 2027	**Zoning Board of Adjustment Meeting – 7:00 pm**
January 11, 2027	**HV Community Development Corporation Meeting – 6:00 pm**
January 12, 2027	**Regular City Council Meeting – 7:00 pm**
January 18, 2027	**Parks and Recreation Advisory Board Meeting – 6:00 pm**
January 19, 2027	**Planning and Zoning Meeting – 7:00 pm**
January 26, 2027	**Regular City Council Meeting – 7:00 pm**

Note – The Zoning Board of Adjustment, Parks & Recreation Advisory Board, and the Planning & Zoning Commission meetings are held monthly, IF NEEDED. Please visit www.highlandvillage.org or the City Hall bulletin board for the latest meeting additions and updates.