



MEMORANDUM CITY MANAGER'S OFFICE

TO: Mayor and City Council

THROUGH: Ben Williamson, City Manager

FROM: Community Services

CC: Jawaria Tareen, Deputy City Manager

DATE: August 11, 2025

SUBJECT: *Adopt the 2024 International Code Council Model Construction Codes and Update the National Electrical Code to the 23rd Edition.*

Background:

The City of Farmers Branch currently enforces the 2018 International Code Council (ICC) Construction Codes and the 2020 National Electric Code, with City amendments, as approved by the City Council in December 2019 and enacted January 1, 2020. These codes establish minimum standards to safeguard public health, safety, and general welfare through structural integrity, fire prevention, accessibility, and energy efficiency.

Staff is proposing the adoption of the 2024 edition of the ICC Model Codes and the 2023 National Electric Code to maintain alignment with current industry standards, best practices, and regional code consistency through the North Texas Council of Governments (NTCOG). The proposed adoption also includes the International Property Maintenance Code (IPMC) and the International Existing Building Code (IEBC) – marking the first time these codes will be adopted in Farmers Branch.

Discussion:

A comprehensive review of the 2024 ICC Model Codes and 2023 National Electric Code was conducted by City staff in coordination with NTCOG, resulting in amendments designed to:

- Align with regional practices and consistency among North Texas municipalities.
- Address local construction conditions unique to Farmers Branch.
- Provide clear, enforceable standards to property owners, contractors, and design professionals.

The proposed adoption affects the following codes:

A. International Building Code (IBC) – Ordinance No. 3943

1. Deleting and renumbering certain items exempt from permits. (*Section 105.2*)
2. Amending the timeframe for abandonment of a permit application from 180 days to 120 days and authorizing extensions of time not to exceed 90 days. (*Section 105.3.2*)
3. Amending the permit expiration timeline from 180 days to 120 days and authorizing extensions of time not to exceed 120 days. (*Section 105.5*)
4. Doing work without a permit will incur a double permit fee. This change adds a minimum \$500 for work without a permit. (*Section 109.4.1*)
5. Updating Section 9 of the IBC to match the International Fire Code (IFC) amendments. (*starting at Section 901.6.1*)
6. Adopting the following Appendices (*end of Section 3008.3*):
 - a. Appendix A “Employee Qualifications,”
 - b. Appendix B “Board of Appeals,”
 - c. Appendix C “Agricultural Buildings,”
 - d. Appendix F “Rodent Proofing,”
 - e. Appendix G “Flood-Resistant Construction,”
 - f. Appendix I “Patio Covers,”
 - g. Appendix J “Grading”

B. International Residential Code (IRC) – Ordinance No. 3944

1. Appendix AA (Board of Appeals), BB (Tiny Housing), BF (Patio Covers), BM (3-D Printed Building Construction), BO (Existing Buildings and Structures), CF (Sizing of Water Piping Systems), NB (Solar-Ready Provisions-Detached One- and Two-family dwellings and townhouses), ND (Electric Energy Storing Provisions), NE (Electric Vehicle Charging Infrastructure). (*Section 22-100*)
2. Deleting and renumbering work exempt from permits. (*Section R105.2*)
3. Amending timeframe for abandonment of a permit application from 180 days to 90 days and authorizing extensions of time not to exceed 45 days. (*Section R105.3.2*)
4. Amending the permit expiration timeline from 180 days to 120 days and authorizing extensions of time not to exceed 120 days. (*Section R105.5*)
5. Deleted references to residential certificate of occupancy. (*Section R110.2*)
6. Added unsafe structures and equipment section with amendments. (*Section R115*)
7. Various amendments to align with Farmers Branch-specific construction.
8. Deleted requirements for receptacles at countertops and work surfaces to allow for design alternatives. (*Sections E3901.4 – E3901.4.3*)

C. National Electrical Code (NEC) – Ordinance No. 3946

1. Informational notes included to provide more positive options for enforcement and approval of unlisted equipment. (*Section 110.2*)
2. Added and amended the integrity of electrical equipment and connections to better define a plan of action for equipment that is compromised prior to restoring service. (*Section 110.12 B*)
3. Deleted the receptacles’ section on countertop and work surfaces in its entirety to allow for design options. (*Section 210.52*)
4. Includes a requirement for emergency disconnects to be installed in one and two-family dwelling units. (*Section 230.85*)

D. International Fire Code (IFC) – Ordinance No. 3945

1. Updated requirements for open burning, bonfires, recreational fires, and portable outdoor fireplaces. *(Sections 307.1.1 and 307.1.2)*
2. Updated requirements for electrical vehicle charging stations to include electrical, fire, structural, and environmental hazards to address human factors and cybersecurity risks. *(Sections 314.4 thru 323.3)*
3. Increased the weight load of fire department access roads. *(Section 503.2.3)*

E. International Energy Conservation Code (IECC) – Ordinance No. 3947

1. Added and amended Non-transient dwelling unit ventilation systems requirements. *(Section C403.7.4.1)*
2. Deleted Solar Ready System in its entirety. *(Section R105.2.2)*

F. International Existing Building Code (IEBC) – Ordinance No. 3948

1. Deleted Flood Hazard sections that are administered by the Public Works Department. *(Section 104.2.4.1)*
2. Added Texas Accessibility Standards (TAS) criteria that were not addressed. *(Section 306.1)*
3. Added fire sprinkler protection and fire alarm requirements to prevent partial protection. *(Section 803.1)*

G. International Fuel Gas Code (IFGC) – Ordinance No. 3949

1. Added additional requirements for safe access to equipment. *(Section 306.3)*
2. Added the prohibited use of unvented room heaters as a sole source of heat in a dwelling unit. *(Section 621.2)*

H. International Plumbing Code (IPC) – Ordinance No. 3950

1. Modified protection against material contact to allow for other materials to be accepted. *(Section 305.1)*
2. Modified minimum number of fixtures requirement to allow flexibility for designers to consider specific occupancy needs. *(Section 403.1)*
3. Included an exception to allow floor sinks in kitchens and public restrooms to be compatible with the health code and protection of facilities. *(Section 413.4)*

I. International Mechanical Code (IMC) – Ordinance No. 3951

1. Included definitions of Effective Dispersal Volume Charge, Refrigerant Detection System, and Refrigerant Detector as used in ASHRAE 15 to determine refrigerant concentrations and methods to mitigate refrigerant concentrations from exceeding the refrigerant concentration limit. *(Section 202)*
2. Added access requirements for attics and roofs for safe replacement access. *(Section 306.3 and 306.5.1)*

J. International Swimming Pool and Spa Code (ISPSC) – Ordinance No. 3952

1. Prohibited chain link fencing as pool barriers to clarify specific Texas Health and Safety Code. *(Section 305.2.8.1)*

2. Added a section to clarify specific distances for pools and spas from foundations, footings, or retaining walls. (*Section 305.6 and 307.2.2.2*)

K. International Property Maintenance Code (IPMC) – Ordinance No. 3953

1. Updated violation penalties. (*Section [A] 107.4.1*)
2. Restated minimum security standards for multi-family complexes. (*Sec. 56-150*)