

**CITY OF BLUE RIDGE  
ORDINANCE #2024-0402-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUE RIDGE, TEXAS, AMENDING CHAPTER 4, "BUILDING REGULATIONS," THROUGH THE AMENDMENT OF CERTAIN SECTIONS OF ARTICLE 4.02, " CONSTRUCTION CODES AND STANDARDS," AND ARTICLE 6.02, "FIRE CODE," OF THE CODE OF ORDINANCES OF THE CITY OF BLUE RIDGE, AS IDENTIFIED HEREIN-BELOW, TO PROVIDE FOR THE ADOPTION OF THE 2021 *INTERNATIONAL BUILDING CODE*, 2021 EDITION, *INTERNATIONAL RESIDENTIAL CODE*, 2023 EDITION, *NATIONAL ELECTRICAL CODE*, 2021 EDITION, *INTERNATIONAL MECHANICAL CODE*, 2021 EDITION, *INTERNATIONAL PLUMBING CODE*, 2021 EDITION, *INTERNATIONAL FUEL GAS CODE*, 2021 EDITION, *INTERNATIONAL EXISTING BUILDING CODE*, 2021 EDITION, *INTERNATIONAL ENERGY CODE*, 2021 EDITION, *INTERNATIONAL PROPERTY MAINTENANCE CODE*, 2021 EDITION, AND THE *INTERNATIONAL FIRE CODE*, 2021 EDITION; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Blue Ridge, Texas is a Type A General -- Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City has previously adopted the 2012 and 2018 Editions of the *International Building Code*, *International Residential Code*, *International Mechanical Code*, *International Plumbing Code*, *International Fuel Gas Code*, *International Existing Building Code*, *International Energy Conservation Code*, and the *International Property Maintenance Code*, in addition to the 2012 Edition of the *International Fire Code* and the 2014 and 2020 Editions of the *National Electric Code*; and

**WHEREAS**, the City Council of the City of Blue Ridge, Texas, now desires to adopt the most recent versions of the *International Building Code*, 2021 Edition, *International Residential Code*, 2023 Edition, *National Electrical Code*, 2021 Edition, *International Mechanical Code*, 2021 Edition, *International Plumbing Code*, 2021 Edition, *International Fuel Gas Code*, 2021 Edition, *International Existing Building Code*, 2021 Edition, *International Energy Code*, 2021 Edition, *International Property Maintenance Code*, 2021 Edition, and the *International Fire Code*, 2021 Edition, and all amendments thereto, and finds that it is in the best interest of the City of Blue Ridge to adopt said Codes to serve as the building regulations governing construction, alteration, remodeling, enlargement, and repair of buildings within the City of Blue Ridge; and

**WHEREAS**, the City Council of the City of Blue Ridge, Texas, does hereby find and determine that the adoption of this Ordinance is in the best interest of the public health, safety, morals, and general welfare of the City of Blue Ridge.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUE RIDGE, TEXAS, THAT:**

**SECTION 1. INCORPORATION OF FINDINGS**

The findings set forth above are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

**SECTION 2. INTERNATIONAL BUILDING CODE UPDATED**

From and after the effective date of this Ordinance, Division 2, "Building Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 4.02.031, "Adoption of International Building Code, 2018 edition," in its entirety and replacing said section with a new Section, 4.02.031 entitled "Adoption of *International Building Code*, 2021 Edition," to read as follows:

**"Sec. 4.02.031.- Adoption of *International Building Code*, 2021 Edition.**

The *International Building Code*, 2021 Edition, together with such other amendments as are set forth herein, is hereby adopted by the City Council as the Building Code for the City and its extraterritorial jurisdiction. The City Council hereby extends the application and enforcement of the *International Building Code*, 2021 Edition, as amended, to the fullest extent allowed by law, to include the incorporated area and extraterritorial jurisdiction of the City. The *International Building Code*, 2021 edition, as amended, shall be applicable to all construction, repair, renovation and remodeling activities within the corporate limits of the City and its extraterritorial jurisdiction as those boundaries may be from time to time adjusted by annexation, disannexation, or otherwise. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Building Code*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. Any and all references in this article to the Uniform Building Code shall mean the *International Building Code*, 2021 Edition, as amended. A copy of the *International Building Code*, 2021 Edition, together with such other amendments as are set forth herein, referred to in this Division 2 shall be kept on file in the office of the City Secretary."

**SECTION 3. INTERNATIONAL RESIDENTIAL CODE UPDATED**

From and after the effective date of this Ordinance, Division 3, "Residential Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 4.02.061, "Adoption of International Residential Code,

2018 edition," in its entirety and replacing said section with a new Section, 4.02.061 entitled "Adoption of *International Residential Code*, 2021 Edition," to read as follows:

**Sec. 4.02.061.- Adoption of *International Building Code*, 2021 Edition.**

- (a) The *International Residential Code for One- and Two Family Dwellings*, 2021 Edition, together with such other amendments as are set forth herein, is hereby adopted by the City Council as a general standard for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the City and its extraterritorial jurisdiction. The City Council hereby extends the application and enforcement of the *International Residential Code for One- and Two-Family Dwellings*, 2021 Edition, as amended, to the fullest extent allowed by law, to include the incorporated area and extraterritorial jurisdiction of the City. The *International Residential Code for One- and Two-Family Dwellings*, 2021 Edition, as amended, shall be applicable to all construction, repair, renovation and remodeling activities within the corporate limits of the city and its extraterritorial jurisdiction as those boundaries may be from time to time adjusted by annexation, disannexation, or otherwise. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Residential Code for One- and Two-Family Dwellings*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. A copy of the *International Residential Code for One- and Two-Family Dwellings*, 2021 Edition, together with such other amendments as are set forth herein, referred to in this Division 3 shall be kept on file in the office of the City Secretary.
- (b) The following sections are excepted from adoption:
- (1) Part VIII-Electrical, Chapter 33 through Chapter 42.
- (c) The following sections are revised:
- (1) Section R101.1; insert: City of Blue Ridge.
  - (2) Section R301.2(1); insert the following Design Criteria:

Ground Snow Loads:	Not applicable
Wind Speed:	90 mph and lower
Seismic Category:	"A"
Weathering:	Moderate
Frost Line Depth:	18 inches
Termite:	"Very Heavy"
Decay:	"Moderate"
Winter Design Temperature:	N/A
Flood Hazard:	1989

- (3) Section R602.3.3; modified to include: All bearing studs are spaced at 16 inches (406 mm) minimum.
- (4) Section R602.5; modified to include: All ceiling joists are spaced at 16 inches (406 mm) minimum. The ceiling joists are two-inch by six-inch members.
- (d) New residential roofs shall include approved guttering along the bottom horizontal edge of the roofline to route rain or water runoff into a downspout. The downspout shall terminate no less than 18 inches from the foundation of the structure."

**SECTION 4. NATIONAL ELECTRICAL CODE UPDATED**

From and after the effective date of this Ordinance, Division 9, "Electrical Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 4-02.241, "Adoption of *National Electrical Code*, 2020 edition," in its entirety and replacing said section with a new Section 4.02.241 entitled "Adoption of *National Electrical Code*, 2023 Edition," to read as follows:

**Sec. 4.02.241. - Adoption of *National Electrical Code*, 2023 Edition.**

The *National Electrical Code* of the National Fire Protection Association, 2023 edition, together with such other amendments as are set forth herein, is adopted as the City's Electrical Code for regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, electrical signs, special occupancies, special equipment, special conditions and communications systems. The *National Electrical Code*, 2023 Edition, is made a part of this Code as if fully set forth in this division. One copy of the *National Electrical Code*, 2023 Edition, together with such other amendments as are set forth herein, is on file in the City Secretary's office for permanent record and inspection."

## **SECTION 5. INTERNATIONAL MECHANICAL CODE UPDATED**

From and after the effective date of this Ordinance, Division 6, "Mechanical Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 4.02.151, "Adoption of *International Mechanical Code*, 2018 edition," in its entirety and replacing said section with a new Section 4.02.151 entitled "Adoption of *International Mechanical Code*, 2021 Edition," to read as follows:

### **"Sec. 4.02.151. -Adoption of *International Mechanical Code*, 2021 Edition.**

The *International Mechanical Code*, 2021 Edition, together with such other amendments as are set forth herein, is hereby adopted by the City Council as a general standard for regulating the erection, installation, addition, alteration, repair, relocation, replacement, maintenance or use of any heating, ventilating, cooling, refrigeration system, incinerators or other miscellaneous heat-producing appliances system in the City and its extraterritorial jurisdiction. The City Council hereby extends the application and enforcement of the *International Mechanical Code*, 2021 Edition, as amended, to the fullest extent allowed by law, to include the incorporated area and extraterritorial jurisdiction of the City. The *International Mechanical Code*, 2021 Edition, as amended, shall be applicable to all construction, repair, renovation and remodeling activities within the corporate limits of the City and its extraterritorial jurisdiction as those boundaries may be from time to time adjusted by annexation, disannexation, or otherwise. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Mechanical Code*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. A copy of the *International Mechanical Code*, 2021 Edition, together with such other amendments as are set forth herein, referred to herein shall be kept on file in the office of the City Secretary."

## **SECTION 6. INTERNATIONAL PLUMBING CODE UPDATED**

From and after the effective date of this Ordinance, Division 5, "Plumbing Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 4.02.121, "Adoption of *International Plumbing Code*, 2018 Edition," in its entirety and replacing said section with a new Section 4.02.121 entitled "Adoption of *International Plumbing Code*, 2021 Edition," to read as follows:

### **"Sec. 04.02.121. -Adoption of *International Plumbing Code*, 2021 Edition.**

The *International Plumbing Code*, 2021 Edition, together with such other amendments as are set forth herein, is hereby adopted by the City Council as a general standard for regulating the erection, installation, addition, alteration, repair, relocation, replacement, maintenance or use of any plumbing system in the City and its extraterritorial jurisdiction. The City Council hereby extends the application and enforcement of

the *International Plumbing Code*, 2021 Edition, as amended, to the fullest extent allowed by law, to include the incorporated area and extraterritorial jurisdiction of the City. The *International Plumbing Code*, 2021 Edition, as amended, shall be applicable to all construction, repair, renovation and remodeling activities within the corporate limits of the City and its extraterritorial jurisdiction as those boundaries may be from time to time adjusted by annexation, disannexation or otherwise. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Plumbing Code*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. A copy of the *International Plumbing Code*, 2021 edition, together with such other amendments as are set forth herein, referred to herein shall be kept on file in the office of the City Secretary."

#### **SECTION 7. INTERNATIONAL FUEL GAS CODE UPDATED**

From and after the effective date of this Ordinance, Division 7, "Fuel Gas Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 4.02.181, "Adoption of *International Fuel Gas Code*, 2018 Edition," in its entirety and replacing said section with a new Section 4.02.181 also entitled "Adoption of *International Fuel Gas Code*, 2021 Edition," to read as follows:

**"Sec. 4.02.181-Adoption of *International Fuel Gas Code*, 2021 Edition.**

The *International Fuel Gas Code*, 2021 Edition, including Appendix Chapters A, B, C and D as published by the International Code Council, together with such other amendments as are set forth herein, is hereby adopted by the City Council as a general standard for purposes of regulating and governing fuel gas systems and gas-fired appliances as therein provided. Unless deleted, omitted, expanded or otherwise changed herein all provisions of such *International Fuel Gas Code*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. A copy of the *International Fuel Gas Code*, 2021 edition, together with such other amendments as are set forth herein, referred to herein shall be kept on file in the office of the City Secretary."

#### **SECTION 8. INTERNATIONAL EXISTING BUILDING CODE UPDATED**

From and after the effective date of this Ordinance, Division 10, "Existing Building Code," of 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by adding a new Section 04.02.244 entitled "Adoption of *International Existing Building Code*, 2021 Edition," to read as follows:

**"Sec. 04.02.244 -Adoption of *International Existing Building Code*, 2021 Edition.**



## **SECTION 9. INTERNATIONAL ENERGY CONSERVATION CODE UPDATED**

From and after the effective date of this Ordinance, Division 8, "Energy Conservation Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by deleting Section 04.02.211, "Adoption of *International Energy Conservation Code*, 2018 Edition," in its entirety and replacing said section with a new Section 04.02.211 also entitled "Adoption of *International Energy Conservation Code*, 2021 Edition," to read as follows:

### **"Sec 4.02.211. -Adoption of *International Energy Conservation Code*, 2021 Edition.**

The *International Energy Conservation Code*, 2021 Edition, together with such other amendments as are set forth herein, is hereby adopted by the City Council as a general standard for purposes of regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as therein provided. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Energy Conservation Code*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. A copy of the *International Energy Conservation Code*, 2021 Edition, together with such other amendments as are set forth herein, referred to herein shall be kept on file in the office of the City Secretary."

## **SECTION 10. INTERNATIONAL PROPERTY MAINTENANCE CODE UPDATED**

From and after the effective date of this Ordinance, Division 11, "Property Maintenance Code," of Article 4.02, "Construction Codes and Standards," of Chapter 4 of the Blue Ridge Code is amended by adding a new Section 04.02.245 also entitled "Adoption of *International Property Maintenance Code*, 2021 Edition," to read as follows:

### **"Sec. 4.02.245-Adoption of *International Property Maintenance Code*, 2021 Edition.**

The *International Property Maintenance Code*, 2021 Edition, together with such other amendments as are set forth herein, is hereby adopted by the City Council as a general standard for purposes of regulating and governing the conditions and maintenance of all property, building and structures, providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use and the condemnation of buildings and structures unfit for human occupancy and use, including the demolition of such existing structures in the City, providing for the issuance of permits and collection of fees therefor. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Property Maintenance Code*, 2021 Edition, as amended, shall be fully applicable and

binding and in full force and effect. A copy of the *International Property Maintenance Code*, 2021 Edition, together with such other amendments as are set forth herein, referred to herein shall be kept on file in the office of the City Secretary."

#### **SECTION 11. INTERNATIONAL FIRE CODE UPDATED**

From and after the effective date of this Ordinance, Article 6.02, "Fire Code," of Chapter 6, Fire Prevention and Protection of the Blue Ridge Code is amended by deleting Section 6.02.001, "Adoption of 2018 *International Fire Code*," in its entirety and replacing said section with a new Section 6.02.001 entitled "Adoption of *International Fire Code*, 2021 Edition," to read as follows:

**"Sec. 29-52. - Adoption of *International Fire Code*, 2021 Edition.**

The *International Fire Code*, 2021 Edition, together with such other amendments as are set forth herein, including appendix chapters B, C, D, E, F, and G (*see International Fire Code* Section 101.2.1, 2021 edition), as published by the International Code Council is hereby adopted by the City Council as a general standard for purposes of regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, of this ordinance. Unless deleted, omitted, expanded or otherwise changed herein, all provisions of such *International Fire Code*, 2021 Edition, as amended, shall be fully applicable and binding and in full force and effect. A copy of the *International Fire Code*, 2021 Edition, together with such other amendments as are set forth herein, referred to herein shall be kept on file in the office of the City Secretary."

#### **SECTION 12. SEVERABILITY**

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.



**SECTION 13. REPEALER**

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

**SECTION 14. PUBLICATION**

The City Secretary of the City of Blue Ridge is hereby directed to publish in the Official Newspaper of the City of Blue Ridge the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

**SECTION 15. ENGROSSMENT AND ENROLLMENT**

The City Secretary of the City of Blue Ridge is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Blue Ridge and by filing this Ordinance in the Ordinance records of the City.

**SECTION 16. SAVINGS**

All rights and remedies of the City of BLUE RIDGE are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 17. EFFECTIVE DATE**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

**PASSED AND APPROVED** by the City Council of the City of Blue Ridge, Texas this 2<sup>nd</sup> day of April, 2024, there being a quorum present, and approved by the Mayor.

  
Rhonda Williams, Mayor

ATTEST:

  
Edie Sims, City Secretary

