TITLE XV: LAND USAGE

CHAPTER 150: BUILDING REGULATIONS

GENERAL PROVISIONS

§ 150.01 SHORT TITLE.

This chapter shall be known, and may be sited, as the Building Ordinance of the City of Pflugerville, Texas.

(Ord. 295-89-01-10, passed 1-10-89; Am. Ordinance 1064-10-12-14, passed 12-14-10)

§ 150.02 CITY CONSTRUCTION CODE.

The following codes, copies of which are on file in the office of the City Secretary, are hereby adopted as the City Construction Code, which is adopted by reference and made a part of this code as if set forth in full herein. The City Construction Code will apply to all construction within the city, except as otherwise specifically provided in the City of Pflugerville, Texas Code of Ordinances.

(A) The following codes published by the International Code Council:

(1) International Building Code, with appendices G, H, and I, 2009 Edition.

(2) International Residential Code, with amendments, with appendices G, H, and J, 2009 Edition.

(3) International Plumbing Code, 2009 Edition.

(4) International Mechanical Code, 2009 Edition.

(5) International Code Council Electrical Code, 2009 Edition.

(6) International Fuel Gas Code, 2009 Edition.

(7) International Energy Conservation Code, 2009 Edition.

(8) International Fire Code, 2009 Edition, with appendices.

(9) International Existing Building Code, 2009 Edition.

(10) International Property Maintenance Code, 2009 Edition.

(B) National Electrical Code, ~~2008~~ 2011 Edition, published by the National Fire Protection Association.

(Ord. 295-89-01-10, passed 1-10-89; Am Ord. 320-90-07-10, passed 7-10-90; Ord 386-93-10-12, passed 10-12-93; Ord. 453-97-02-25, passed 2-25-97; Ord. 531-99-02-23, passed 2-23-99; Ord571-99-12-14, passed 12-14-99; Ord659-02-01-08, passed 1-8-02; Ord 742-04-03-09, passed 3-9-04; Ord 876-07-04-24, § 1, passed 4-27-07; Ord, 936-8-02-26, passed 2-26-08; Ord. 964-08-09-09, passed 9-9-08; Am. Ordinance 1064-10-12-14, passed 12-14-10)

Cross-reference?Fire Marshal, see § 30.01.

§ 150.03 APPLICABILITY.

The regulations of this chapter and the City Construction Code shall be applicable to the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, and maintenance of all buildings or structures within the corporate limits of the city, except to the extent a provision hereof is specifically made applicable to the extraterritorial jurisdiction of the city.

(Ord. 295-89-01-10, passed 1-10-89; Am. Ordinance 1064-10-12-14, passed 12-14-10)

§ 150.04 DEFINITION.

For the purpose of this chapter, the term *NEW CONSTRUCTION* means the construction of a new primary use building on the lot.

(Ord. 295-89-01-10, passed 1-10-89; Am. Ordinance 1064-10-12-14, passed 12-14-10)

§ 150.05 RELATIONSHIP TO OTHER ORDINANCES.

(A) Unless otherwise specifically provided, the City Construction Code shall be construed to supplement this chapter and all other ordinances of the city and shall not be construed to rescind or repeal any part or portion of said ordinances. In the event of irreconcilable conflict between the codes adopted in § 150.02 above, the most restrictive of the conflicting provisions will prevail.

(B) The Building Official shall coordinate the requirements of the City Construction Code and the ordinances set out in subsection (A), above, toward preventing duplication of efforts where the City Construction Code and such other ordinances call for substantially the same procedures or standards.

(Ord. 295-89-01-10, passed 1-10-89; Am. Ord. 571-99-12-14, passed 12-14-99; Ord. 742-04-03-09, passed 3-9-04; Am. Ordinance 1064-10-12-14, passed 12-14-10)

§ 150.06 POSTING OF CITY'S CONTACT INFORMATION BY BUILDERS.

(A) Posting Notice. All builders who sell homes on lots and who receive some type of permit from the City ("Builders") shall post notice of the City Planning Department's contact information in an area of the Builder's sales office that is readily accessible by the public, in the form designated by the City Planning Department. A copy of the required notice shall be provided by the city Planning Department at 100 East Main Street, Suite 400, Pflugerville, Texas 78660.

(B) Distributing Notice. All Builders shall provide the city Planning Department's contact information to all prospective purchasers at the same time the Builder provides any other written information to the purchaser. This written information includes but is not limited to any promotional materials distributed to the purchaser at the Builder's sales offices within the city.

(C) Fines for Failure to Comply. Failure to comply with this ordinance may result in a fine as authorized by Title 1, Chapter 10, § 10.99 of the City Code.

(Ord. 712-03-07-22, passed 7-22-03; Am. Ordinance 1064-10-12-14, passed 12-14-10)

AMENDMENTS

§ 150.10 NATIONAL ELECTRICAL CODE AMENDMENT.

(A) Section 230.41 of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

> **230.41 Insulation of Service-Entrance Conductors**. Service-entrance conductors entering or on the exterior of buildings or other structures shall be insulated.
>
> Delete Exceptions.

(B) Section 230.43 of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

> **230.43 Wiring Methods for 600 Volts, Nominal, or Less**.
>
> Service-entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and shall be limited to the following methods:
>
> 1. Rigid Metallic Conduit (RMC);
> 2. Intermediate Metal Conduit (IMC);
> 3. Electrical Metallic Tubing (EMT); or
> 4. Rigid Nonmetallic Conduit (RNC) will be approved.

5. A service mast supporting the service drop must be a minimum of 2" diameter and shall be either Rigid Metallic Conduit (RMC) or Intermediate Metal Conduit (IMC). No couplings are to be installed above the roof line. The mast must penetrate a minimum of 18" above the high side of the roof deck. Any mast over 3' in length, measured from the high side of the roof deck, must be properly guyed so as to relieve the strain of the service drop.

(C) Section 230.70 (A)(1) of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

230.70 (A)(1) Readily Accessible Location. The service disconnecting means shall be installed at a readily accessible location outside of a building or structure.

Exception: Services disconnecting means over 1,200 amps shall be located a maximum of 25 ft. travel distance from the exterior entrance inside a commercial building. Disconnecting means shall be accessible to the exterior of the building at all times and shall not be located above the first floor of a multilevel building.

~~(D) Section 230.82(3) of the National Electrical Code, 2008 edition adopted by the city, is hereby amended to read as follows:~~

~~**230.82 Equipment Connected to the Supply Side of Service Disconnect**~~

~~(3) A meter disconnect shall be installed on the supply side of 480Y/277-volt services with self-contained meter sockets. The meter disconnect switches shall be nominally rated not in excess of 600 volts and have a short-circuit current rating equal to or greater than the available short-circuit current. The metal housings and service enclosures shall be grounded in accordance with Part V of Article 250. A meter disconnect switch shall be capable of interrupting the load served. The meter disconnect is not the service disconnecting means. An additional service disconnect shall be installed on the load side of the meter in accordance with Section 230.70(A)(1).~~

(E) Section 310.5 of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

~~**310.5**~~ **310.106 Minimum Size of Conductors**.

Solid and stranded conductors may not be smaller than No. 12 copper or No. 6 aluminum or copper-clad aluminum.

Exception No. 1: Small conductor sizes 18 and 16 AWG as permitted by 240.4(D)(1) and (2).

Exception No. ~~1~~ 2: For flexible cords, as permitted by Section 400.12 Minimum Size.

Exception No. ~~2~~ 2: For fixture wire, as permitted by Section 402.6 Minimum Size.

Exception No. ~~3~~ 4: For motors rated 1 hp or less, as permitted by Section 430.22(F) Separate Terminal Enclosure.

Exception No.~~4~~ 5: For cranes and hoists, as permitted by Section 610.14 Rating and Size of Conductors.

Exception No. ~~5~~ 6: For elevator control and signaling circuits, as permitted by Section 620.12 Minimum Size of Conductors.

Exception No. ~~6~~ 7: For Class 1, Class 2, and Class 3 circuits, as permitted by Article 725 Class 1, Class 2, and Class 3 Remote-Control, Signaling, and Power-Limited Circuits.

Exception No. ~~7~~ 8: For fire alarm circuits, as permitted by Article 760 Fire Alarm Systems.

Exception No. ~~8~~ 9: For motor-control circuits, as permitted by Section 430.72 Overcurrent Protection.

Exception No.~~9~~ 10: For control and instrumentation circuits, as permitted by Section 727.6 Construction.

Exception No. ~~10~~ 11: For electrical signs and outline lighting, as permitted in Section 600.31(B) Insulation and Size, and 600.32(B) Insulation and Size.

(F) Section 320.108 of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

320.108 Equipment Grounding Conductor. Type AC cables shall provide an adequate path for fault current as required by 250.4(A)(5) or (B)(4) to act as an equipment grounding conductor. In addition only Type AC cable containing an insulated grounding conductor will be approved.

(G) Section 334.10(3) of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

334.10 Uses Permitted

(3) A new or altered commercial building shall be wired using an approved raceway system.

Exception: Non-metallic cable may remain in a commercial building if the structure is a remodel only of a wood frame structure that was converted from an

existing residential building to commercial. The structure must be supplied by a 120/240-volt, single-phase electrical service.

(H) Section 408.36, exception 1, of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

408.36 Overcurrent Protection.

Exception No. 1: A main circuit breaker shall be required in all panelboards used as service equipment. This overcurrent protective device shall be located within or adjacent to the panelboard.

(I) Section 410.36(B) of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

410.36(B) Suspended Ceiling. Framing members of suspended ceilings shall not be used to support luminaries (fixtures). A fixture shall have a minimum of two support wires on opposite corners from each other. Support wires shall be the same gage as the ceiling support wire. Support wire shall be secured at both ends and shall be identified from any other support wires in ceilings. All electrical equipment installed to the suspended ceiling shall require additional support wires. Luminaries in fire rated ceilings shall be supported on all four corners.

(J) Section 422.16(B) of the National Electrical Code, 2011 edition adopted by the city, is hereby amended to read as follows:

422.16(B)(1) Electrically Operated Kitchen Waste Disposers. Electrically operated kitchen waste disposers shall be cord-and-plug connected with a flexible cord identified as suitable for the purpose in the installation instructions of the appliance manufacturer, where all of the following conditions are met:

1. The appliance shall be listed for cord-and-plug connection.

2. The flexible cord shall be terminated with a grounding-type attachment plug.

Exception: A listed kitchen waste disposer distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.

3. The length of the cord shall not be less than 18" nor over 36".

4. Receptacles shall be located to avoid physical damage.

5. The receptacle shall be accessible without having to remove the waste disposer.

422.16(B)(2) Built-in Dishwashers and Trash Compactors. Built-in dishwashers and trash compactors shall be cord-and-plug connected with a flexible cord identified as suitable for the purpose in the installation instructions of the appliance manufacturer, where all of the following conditions are met:

6. The appliance shall be listed for cord-and-plug connection.

7. The flexible cord shall be terminated with a grounding-type attachment plug.

Exception: A listed kitchen dishwasher or trash compactor distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.

8. The length of the cord shall be 36" minimum and 48" maximum measured from the face of the attachment plug to the plane of the rear of the appliance.

9. Receptacles shall be located to avoid physical damage.

10. The receptacle shall be accessible without having to remove the appliance served.

422.16(B)(4) Range Hoods. Range hoods shall be cord-and-plug connected with a flexible cord identified as suitable for use on range hoods in the installation instructions of the appliance manufacturer, where all of the following conditions are met:

11. The appliance shall be listed for cord-and-plug connection.

12. The flexible cord shall be terminated with a grounding-type attachment plug.

Exception: A listed kitchen waste disposer distinctly marked to identify it as protected by a system of double insulation, or its equivalent, shall not be required to be terminated with a grounding-type attachment plug.

13. The length of the cord shall not be less than 18" nor over 36".

14. Receptacles shall be located to avoid physical damage to the flexible cord.

15. The receptacle shall be accessible without removal of the range hood.

(Ord. 1000-09-05-12, § 1, passed 5-12-09; Am. Ordinance 1064-10-12-14, passed 12-14-10)

{There are no changes to the remainder of Chapter 150}