

**ORDINANCE 2016-13**

**AN ORDINANCE OF THE CITY OF MEADOWS PLACE, TEXAS,  
REPEALING SUBSECTION 150.02(C) OF SECTION 150.02 OF CHAPTER  
150 OF THE CODE OF ORDINANCES AND SUBSTITUTING A NEW  
SUBSECTION 150.02(C) OF SECTION 150.02 OF CHAPTER 150 OF THE  
CODE OF ORDINANCES; ADOPTING WITH AMENDMENTS THE 2015  
INTERNATIONAL RESIDENTIAL CODE; PROVIDING FOR A  
PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR  
REPEAL; AND PROVIDING AN EFFECTIVE DATE.**

**\* \* \* \* \***

**WHEREAS**, the City Council of the City of Meadows Place, Texas, ("City") desires to adopt regulations for the health, safety, and general welfare of the City; and

**WHEREAS**, to achieve that end, the City Council has adopted the 2006 International Residential Code; and

**WHEREAS**, a 2015 version of the International Residential Code has been published; and

**WHEREAS**, the City Council finds that adopting the 2015 International Residential Code will promote the health, safety, and general welfare of the City;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS:**

**Section 1.** That the facts found in the preamble of this Ordinance are true and correct and incorporated herein for all purposes.

**Section 2.** That Subsection 150.02(C) of Section 150.02 of Chapter 150 of the Code of Ordinances of the City of Meadows Place, Texas, is repealed and a new Subsection 150.02(C) of Section 150.02 of Chapter 150 of the Code of Ordinances of the City of Meadows Place, Texas, is added to provide as follows:

**"(c) 2015 International Residential Code Adopted.**

- (1)** The city adopts the 2015 International Residential Code, published by the International Code Council, with the exception of such sections and subsections as are hereinafter deleted, modified, or amended and the same are adopted and incorporated as if the same were copied in full herein, and the provisions shall be building regulations within the corporate limits of the city.
- (2)** A copy of the 2015 International Residential Code shall be maintained by the city. If any part of this Ordinance is found to be in conflict with a provision of any zoning, building, fire, safety, or health ordinance or any

regulation adopted pursuant thereto or any other ordinance or code or regulation of the city, the provision which establishes the higher standard for the promotion of health and safety shall control.

- (3) Amendments. The 2015 International Residential Code shall be amended to read as follows:

Subsection R101.1 is deleted and a new Subsection R101.1 is added to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of The City of Meadows Place, Texas, and shall be cited as such and will be referred to herein as "this code."

Subsection R101.2 is deleted and a new Subsection R101.2 is added to read as follows:

R101.2 Scope. The provisions of the International Residential Code for One- and two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one-and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height. All structures three or more stories in height shall be equipped with a city approved automatic fire extinguisher system.

Exceptions:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-Family Dwellings. Fire suppression required by Section 419.5 of the International Building Code where constructed under the International Residential Code for One- and Two-family Dwellings shall conform to Section P2904.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings where equipped with a fire sprinkler system in accordance Section P2904.

Section R103 is deleted and a new Section R103 is added to read as follows:

R103.1 Building official. Whenever a reference in this code is made to the building official, such term may include a city employee or independent contractor engaged by the city as well as any city designated deputy building official. If the city has no building official or the building official is unwilling or unable to perform the duties as set forth this code or any city code, then the Mayor may perform such duties.

Subsection R104.2 is amended to read as follows:

R104.2 Applications and permits.

The City shall receive applications, review construction documents and issue permits for the erection and alteration of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

Subsection R104.6 is amended to read as follows:

R104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official or designee shall attempt to gain entry to a structure or premise by consent of the owner. If the owner does not consent to entry, the Building Official may seek an inspection warrant from the City's Municipal Court. Nothing herein shall limit the Building Official from gaining entry to a structure or premise as allowed by law.

Subsection R104.7 is amended to read as follows:

R104.7 Department records. The City shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for the retention of public records.

Subsection R104.8 is amended as follows:

R108 Liability. The building official, member of any board, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

Subsection R104.10.1 is amended as follows:

R104.10.1 Flood hazard areas. The building official shall not grant modifications to any provision related to flood hazard areas as established by Table R301.2(1).

Subsection R105.1 is amended as follows:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the City and obtain the required permit.

Subsection R105.2.1 is amended as follows:

R105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the City.

Subsection R105.3 is amended as follows:

R105.3 Application for permit.

To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the City.

Subsection R105.3.1 is amended as follows:

R105.3.1 Action on application.



The City shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the City shall reject such application in writing stating the reasons therefor. If the City is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the City shall issue a permit therefor as soon as practicable.

Subsection R105.3.1.1 is amended as follows:

R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas. For applications for reconstruction, rehabilitation, addition, alteration, repair or other improvement of existing buildings or structures located in a flood hazard area as established by Table R301.2(1), the City shall examine or cause to be examined the construction documents and shall make a determination with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamaged condition. If the City finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the proposed work is a substantial improvement or restoration of substantial damage and the City shall require existing portions of the entire building or structure to meet the requirements of Section R322.

For the purpose of this determination, a substantial improvement shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. Where the building or structure has sustained substantial damage, repairs necessary to restore the building or structure to its predamaged condition shall be considered substantial improvements regardless of the actual repair work performed. The term shall not include either of the following:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the City and that are the minimum necessary to ensure safe living conditions.
2. Any alteration of a historic building or structure, provided that the alteration will not preclude the continued designation as a historic building or structure. For the purpose of this exclusion, a historic building shall be any of the following:

- 2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
- 2.2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
- 2.3. Designated as historic under state or local historic preservation program that is approved by the Department of Interior.

Subsection R105.3.2 is amended as follows:

**R105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the City is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Subsection R105.4 is amended as follows:

**R105.4 Validity of permit.**

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the City from requiring the correction of errors in the construction documents and other data. The City is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

Subsection R105.5 is amended as follows:

**R105.5 Expiration.**

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The City is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Subsection R105.6 is amended as follows:

**R105.6 Suspension or revocation.** The City is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate

or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

Subsection R105.9 is amended as follows:

R105.9 Preliminary inspection. Before issuing a permit, the City is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

Subsection R106.1 is amended as follows:

R106.1 Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the City is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The City is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

Subsection R106.1.1 is amended as follows:

R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the City. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the City.

Subsection 106.1.3 is amended as follows:

R106.1.3 Information on braced wall design. For buildings and structures utilizing braced wall design, and where required by the City, braced wall lines shall be identified on the construction documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

Subsection R106.1.4 is amended as follows:

R106.1.4 Information for construction in flood hazard areas. For buildings and structures located in whole or in part in flood hazard

areas as established by Table R301.2(1), construction documents shall include:

1. Delineation of flood hazard areas, floodway boundaries and flood zones and the design flood elevation, as appropriate;
2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding (AO Zones), the height of the proposed lowest floor, including basement, above the highest adjacent grade;
3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V Zone) and in Coastal A Zones where such zones are delineated on flood hazard maps identified in Table R301.2(1) or otherwise delineated by the jurisdiction; and
4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the City and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

Subsection R106.2 is amended as follows:

R106.2 Site plan or plot plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The City is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or when otherwise warranted.

Subsection R106.3 is amended as follows:

R106.3 Examination of documents. The City shall examine or cause to be examined construction documents for code compliance.

R106.3.1 Approval of construction documents. Where the City issues a permit, the construction documents shall be approved in writing or by a stamp which states "REVIEWED FOR CODE COMPLIANCE." One set of construction documents so reviewed shall be retained by the City. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the City.



R 106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

R106.3.3 Phased approval. The City is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Subsection R106.5 is amended as follows:

R106.5 Retention of construction documents. One set of approved construction documents shall be retained by the City for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

Subsection R107.1 is amended as follows:

R107.1 General. The City is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The City is authorized to grant extensions for demonstrated cause.

Subsection R107.3 is amended to read as follows:

R107.3 Temporary power. The City is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

Subsection R107.4 is amended to read as follows

R107.4 Termination of approval. The City is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

Subsection R108.5 is amended to read as follows:

R108.5 Refunds. The City is authorized to establish a refund policy.

Subsection R109.1.3 is amended as follows:

R109.1.3 Floodplain inspections. For construction in flood hazard areas as established by Table R301.2(1), upon placement of the lowest floor, including basement, and prior to further vertical construction, the City shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R322.

Subsection R109.1.5 is amended as follows:

R109.1.5 Other inspections. In addition to inspections in Subsections R109.1.1 through R109.1.4, the City shall have the authority to make or require any other inspections to ascertain compliance with this code and other laws enforced by the City.

R109.1.5.1. Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the City shall require an inspection of such construction after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, or before board or panel joints and fasteners are taped and finished.

Subsection R109.1.6.1 is amended as follows:

R109.1.6.1 Elevation documentation. If located in a flood hazard area, the documentation of elevations required in Subsection R322.1.10 shall be submitted to the City prior to the final inspection.

Subsection R109.2 is amended as follows:

R109.2 Inspection agencies. The City is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

Subsection R109.3 is amended as follows:

R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the City that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

Subsection R109.4 is amended as follows:

R109.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the

approval of the City. The City upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the City.

Section R110 is deleted and a new Section 110 is added to provide as follows:

R110.1 Occupancy permit. Occupancy permits are governed by the city's code of ordinances including but not limited to Section 150.09.

Section 111 is deleted and a new Section 111 is added as follows:

R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until approved by the City.

R111.2 Temporary connection. The City shall have the authority to authorize and approve the temporary connection of the building or system to the utility, source of energy, fuel or power.

R111.3 Authority to disconnect service utilities. The City shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Subsection R102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Subsections R111.1 or R111.2. The City shall notify the serving utility and where possible the owner or the owner's authorized agent or occupant and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

Section 112 is deleted a new Section 112 is added as follows:

112.1 Appeal rights. The duly elected and constituted members of the City of Meadows Place, Texas, City Council are hereby named and constitute the Board of Appeals. The term of office of each such

member shall run concurrently with the term of office to which he or she was elected as a member of city council.

112.2 Voting. The Mayor shall serve as the chairman of the board and may vote on any item before the board. The presence of any four members, including the Mayor Chairman, shall constitute a quorum for the transaction of business.

112.3 Procedures. Any person or entity aggrieved by a decision of the building official or other city official may appeal such decision to the Board of Appeals by filing a written appeal with the City Secretary of the City of Meadows Place, Texas. The City Secretary shall set a public hearing on the matter no later than the fifteenth (15th) day after the date the appeal is filed with the City. The board shall allow each side to present evidence and witnesses and present their sides within a reasonable time. The board shall issue a ruling no later than the tenth (10th) day after the date of the hearing.

112.4 Hearing required. Before filing suit in a court of competent jurisdiction, the person or entity aggrieved as provided for in this Section shall first follow the appeal process before filing any suit.

112.5 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

112.5.1 Determination of substantial improvement in flood hazard areas. When the building official or city official provides a finding required in Section R105.3.1.1, the board of appeals shall determine whether the value of the proposed work constitutes a substantial improvement. A substantial improvement means any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the building or structure has sustained substantial damage, all repairs are considered substantial improvement regardless of the actual repair work performed. The term does not include:

1. Improvements of a building or structure required to correct existing health, sanitary or safety code violations identified by the building official or city official and which are the minimum necessary to assure safe living conditions; or



2. Any alteration of an historic building or structure, provided that the alteration will not preclude the continued designation as an historic building or structure. For the purpose of this exclusion, an historic building is:

2.1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or

2.2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or

2.3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

#### 112.5.2 Criteria for issuance of a variance for flood hazard areas.

A variance shall be issued only upon:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards in Section R322 inappropriate.

2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.

5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.

Subsection R113.3 is amended as follows:

R113.3 Prosecution of violation. The building official or any city official is authorized to request the legal counsel of the jurisdiction, at any time, to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Subsection R113.4 is amended as follows:

R113.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters

or repairs a building or structure in violation of the approved construction documents or directive of the City, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law and this ordinance.

Subsection R114.1 is amended as follows:

R114.1 Notice to owner. Upon notice from the City that work on any building or structure is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent or to the person doing the work and shall state the conditions under which work will be permitted to resume.

Section R 202 Definition is amended as follows:

Accessory Structure/Building is deleted and a new definition is added to read as follows:

A detached, subordinate structure/building, the use of which is clearly incidental and related to that of the principal structure /building or use of the land, and which is located on the same lots that as that of the principal structure/building or use.

Townhouse is deleted and a new definition is added to read as follows:

A single-family dwelling unit constructed in a group of attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

TABLE INSET:

Subject to Damage From:										
Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
0	120	A	N	1 in.	VH	32°	No	N/A	0-1,000	67

Subsection 902.1 is deleted and a new Subsection 902.1 is added to read as follows:

Roof covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Asphalt shingle roof coverings must conform to ASTM D 3161, Class F, or as an alternative, determined in accordance with ASTM D 6381 and UL 2390. Shingle product wrappers that are not labeled as conforming to one

of the following test standards (ASTM D 3161, Class F; ASTM D 6381 and UL 2390, Class G or H; or ASTM D 7158, Class G or H) are not acceptable. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets; and metal sheets and shingles, shall be considered Class A roof coverings.

**Exceptions:**

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 ounces per square foot copper sheets installed over combustible decks.
4. Class A roof assemblies include slate installed over underlayment over combustible decks.

Subsection 902.2 is deleted.

Subsection 905.7 is deleted. No new wood shingles shall be allowed to be installed in the City.

Subsection 905.8 is deleted. No new wood shakes shall be allowed to be installed in the City.

Chapter 34 through 43 are deleted.

All Appendixes are adopted and incorporated herein for all purposes except for Appendix R and Appendix S.”

**Section 3.** *Penalty.* Any person who violates or causes, allows or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than five hundred dollars (\$500.00) unless such violation implicates fire safety, zoning, or public health and sanitation including dumping of refuse in which case the fine amount shall not be more than two thousand dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

**Section 4.** *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect,


impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Meadows Place, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 5.**     *Repeal.* All ordinances or parts thereof in conflict with this Ordinance are repealed to the extent of such conflict.

**Section 6.**     *Effective date.* This Ordinance shall become effective when published as required by law.



**PASSED, APPROVED, and ADOPTED** this the 26<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
Charles D. Jessup, IV Mayor

**ATTEST:**

  
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Courtney Rutherford, City Secretary

