MINUTES OF THE CITY COUNCIL WORKSHOP MEETING

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON MAY 06, 2025 BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
SHERRY GARRISON	COUNCILWOMAN
TOMMY GINN	COUNCILMAN
JUSTIN LEAGUE	COUNCILMAN
RON MARTIN	COUNCILMAN
GEORGETTE FORD	COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

SARA COSTLOW	ASSISTANT CITY MANAGER
JIM FOX	CITY ATTORNEY
ANGELA SMITH	CITY SECRETARY

CALL TO ORDER – Mayor Mouton called the workshop to order at 6:30 p.m.

COMMENTS FROM AUDIENCE – No comments received.

1. EXECUTIVE SESSION - PERSONNEL (551.074) - DISCUSSION OF PERSONNEL MATTER RELATED TO THE APPOINTMENT OF A BOARD OF ADJUSTMENT ALTERNATE TO REPLACE A DEPARTING ALTERNATE MEMBER – Mayor Mouton recessed the meeting at 6:30 p.m.

   Mayor Mouton reconvened the meeting at 6:35 p.m.

2. PRESENTATION OF THE BAY AREA HOUSTON ECONOMIC PARTNERSHIP ANNUAL REPORT – President/CEO of the Bay Area Houston Economic Partnership (BAHEP), Brian Freedman presented a presentation that highlighted activities and events that took place during the past year along with updates on commercial and industrial business developments. Mr. Freedman expressed his gratitude to the city for their service and commitment to the BAHEP organization. (Exhibit A1-A4)

3. DISCUSSION TO ADOPT THE 2024 INTERNATIONAL COMMERCIAL BUILDING AND RESIDENTIAL BUILDING, PLUMBING, FUEL GAS, MECHANICAL, PROPERTY MAINTENANCE, ENERGY AND FIRE CODE AND THE 2023 NATIONAL ELECTRICAL CODE – Director of Engineering Dilcia Jimenez gave an update on the adoption of the most recent codes that are mandated by the state. By adopting the new codes, it will allow the city to stay in good standings with the Building Code Effectiveness Grading

Schedule (BC` EGS). The City presently utilizes the 2018 International Commercial Building and Residential Building, Plumbing, Fuel Gas, Mechanical, Property Maintenance, Energy and Fire Codes. It is recommended to adopt the 2024 International Building codes and the 2023 National Electrical Code. Staff will provide a grace period to ensure the public has adequate time from the effective date of the ordinance of May 06, 2025 through July 15, 2025 for transaction still in the process under the old codes. Starting July 15, 2025, all transactions must fall under the new codes adopted by the ordinance. Current projects are grandfathered in as the ordinance will only apply to new construction. (Exhibit B1-B18)

4. DISCUSSION AND PRESENTATION ON LUELLA AVENUE INTERSECTIONS AND POSSIBLE REPLACEMENTS OF INTERSECTIONS ON CENTER STREET – Assistant City Manager Sara Costlow spoke of the idea presented to Council in March of 2025 on information pertaining to the beginning stages of an upgrade to the street signage and intersection lights throughout Deer Park.

Public Works Director David Van Riper along with Traffic Supervisor Billy Penick discussed the different examples of colors, sign measurements, pole bases and caps proposed for the initial upgrades to take place along Luella Avenue and Center Street. The Luella sign replacements will cost between $1,100-$1,300 per intersection that includes a total of 68 signs.

It was the consensus of the Council to go with Option #3 simple design for the placement pole mount and with Option #3 for the ¾ in rounded corner sign in the color maroon. (Exhibit C1-C6)

ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:19 p.m.

ATTEST:

Angela Smith, TRMC, CMC
City Secretary

APPROVED:

Jerry Mouton, Jr.
Mayor

BAY AREA HOUSTON
Economic Partnership

City of Deer Park BAHEP Update

May 6, 2025

Brian Freedman,
President
Bay Area Houston
Economic Partnership

Clear Lake Shores – Deer Park - Dickinson - El Lago - Friendswood – Galveston County - Hitchcock - Harris County - Houston - Houston Airport System - Kemah
La Marque - La Porte - League City - Morgan's Point - Nassau Bay - Pasadena - Santa Fe - Seabrook - Port Houston - Taylor Lake Village - Texas City - Webster

BAY AREA HOUSTON
Economic Partnership

Bay Area Houston Economic Partnership

- 501(c)(6)
- 49 years
- 300 Funding Members
- 19 Cities, 2 Counties
- Port Houston
- Houston Airport System
- 10 School Districts
- 6 Universities & Colleges

Clear Lake Shores – Deer Park - Dickinson - El Lago - Friendswood – Galveston County - Hitchcock - Harris County - Houston - Houston Airport System - Kemah
La Marque - La Porte - League City - Morgan's Point - Nassau Bay - Pasadena - Santa Fe - Seabrook - Port Houston - Taylor Lake Village - Texas City - Webster

BAY AREA HOUSTON
Economic Partnership

Major Industry Clusters

BAY AREA HOUSTON
Economic Partnership

Why Organizations Invest in Bay Area Houston

1. People! We have an educated and skilled workforce AND quality education providers.
2. Low-costs (real estate, taxation, etc.).
3. Available real estate options with competitive valuations.
4. Central location (mid-point in USA and North, Central, and South America).
5. Great infrastructure and multi-modal transportation (highway, rail, air, waterborne).
6. Right-to-work state and favorable unionization conditions.
7. Business friendly environment -- inducive business incentives.
8. Great quality of life attracts new growth!

Clear Lake Shores – Deer Park - Dickinson - El Lago - Friendswood – Galveston County - Hitchcock - Harris County - Houston - Houston Airport System - Kemah
La Marque - La Porte - League City - Morgan's Point - Nassau Bay - Pasadena - Santa Fe - Seabrook - Port Houston - Taylor Lake Village - Texas City - Webster

BAY AREA HOUSTON
Economic Partnership

BAHEP Hot Projects

https://bayareahouston.com/hot-projects/

BAY AREA HOUSTON
Economic Partnership

BAY AREA HOUSTON
Economic Partnership

BAY AREA HOUSTON
Economic Partnership

Thank you

Clear Lake Shores – Deer Park - Dickinson - El Lago - Friendswood – Galveston County - Hitchcock - Harris County - Houston - Houston Airport System - Kemah
La Marque - La Porte - League City - Morgan's Point - Nassau Bay - Pasadena - Santa Fe - Seabrook - Port Houston - Taylor Lake Village - Texas City - Webster

DEPARTMENT OF LABOR AND INDUSTRY

2023 NEC Changes

Important: Please refer to the 2023 National Electrical Code for detailed information

Revised April 12, 2024

1. **Section 110.26:** The requirement for "large equipment" from 110.26(C)(2) which stated that open equipment doors may not impede access to and egress from the working space was also added to 110.26. This rule now requires that when open equipment doors result in an egress path that is less than 24 inches wide or 6 feet, 6 inches high, the opening must be increased to prevent the equipment doors from obstructing the egress path. In addition, the language clarifies that the space in front of equipment must be unobstructed by fixed cabinets, walls, or partitions.

2. **Section 110.26(A)(4):** Since the 2014 NEC, the NEC has required working clearances and opening dimensions for safe access to electrical equipment in spaces with limited access. In the 2023 NEC, language was added to (4) to address the workspace area for safely servicing electrical equipment with limited access. The new requirement will **not allow** for the placement of fixed cabinets, walls, or partitions below the limited access opening. The space below the opening is required to be **unobstructed to the floor** and free from any obstacles that may hinder equipment access.

3. **Section 210.8(A)(6):** GFCI protection requirements in dwelling unit kitchens has been expanded. The revised language in the 2023 NEC removed the phrase "where the receptacles are installed to serve the countertop surfaces", thereby expanding the GFCI protection requirement to include any 125-volt through 250-volt receptacle in kitchens — not just on countertop surface. Now the NEC will require GFCI protection for all kitchen receptacles; including the wall space receptacles required by 210.52(A), and the kitchen countertop surfaces covered in 210.52(B).

4. **Sections 210.8(A)(7) and 210.8(B)(3):** The revised language will require GFCI protection for receptacles located in "areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking". These areas are used similarly to a kitchen, but do not meet the definition. The change could affect an area that includes a "sink" such as a recreation room wet-bar, or a convenience store where beverages or food is prepared. For the purposes of determining the area where receptacle(s) are required to have GFCI protection, the area includes the contiguous countertop or work surface that contains the sink.

5. **Section 210.8(B)(4):** For the 2023 NEC, GFCI protection will be required for "other than dwelling unit" receptacles in buffet serving areas. The intent of the language was to include serving areas where you have either permanent provisions for food serving, beverage serving, or cooking. The department will enforce the GFCI protection requirements for receptacles located in areas of buildings where liquids or beverages are present or dispensed. The intended areas may include but are not limited to buffet tables or buffet areas which contain water wells used for heating food, smoothie bars, juice bars, coffee bars, and soda dispensing. GFCI protection will not be required for appliances located in buffet areas that do not contain, dispense, or use liquids (beverages or water) and are used exclusively for warming and heating food. Those heating appliances may include pizza warmers, hot dog rollers/cookers, heat lamps, etc.

6. **Section 210.8(D):** A list of "specific appliances" was added that will require GFCI protection for the branch-circuit or the "outlet" supplying appliances rated 150V or less to ground and 60A or less. The section clarifies that these appliances must have GFCI protection provided whether they are hardwired, or cord- and plug-connected. The expansion also included 5 new appliances:
   - Electric range
   - Wall-mounted oven
   - Counter-mounted cooking unit
   - Clothes dryer
   - Microwave oven

7. **Section 210.8 (F):** A new exception was added to not require GFCI protection for listed HVAC equipment until September 1, 2026. Garages, accessory buildings, and boathouses were added to dwelling unit outdoor outlets and will require GFCI protection. In addition, GFCI protection must be added for <u>existing</u> outdoor equipment that is replaced.

   210.8(F) is not applicable to:

   - Outdoor outlets that are not readily accessible such as a submersible well pumps, sewer lift pumps, load management controllers, surge protection devices, or similar equipment.
   - Outdoor lighting outlets

8. **Section 210.52(C)(2):** The requirement for receptacles serving the countertop or work surface of an island or peninsula is made optional; however, if the receptacles are not installed at the time the cabinets and countertops were initially placed, the section requires provisions for a future outlet to be provided. The provision must include a wiring method (conduit, raceway, or cable) to be extended to the island or peninsula and terminated into a junction box with cover.

9. **Section 210.52(C)(3):** In the same section, all receptacle outlets in the kitchen serving the countertop surface will no longer be allowed below the countertop or work surface. The receptacles, or outlet assemblies, located on the top of the countertop or work surface must be listed for the use.

   For purposes of this section, receptacles shall not be located within 24 inches below a countertop or worksurface. Receptacles below the countertop or worksurface shall not be used for "serving the countertop or worksurface". USB device(s) that do not contain a receptacle(s) are allowed to be installed below the countertop surface.

   **If receptacle placement is according to Informational Annex J and with ADA guidelines, please contact the local AHJ to discuss options for granting "special permission" in accordance with section 90.4(C).

10. **Section 210.70(A)(1):** Laundry areas were added to the list of rooms that are required to have at least one lighting outlet controlled by listed wall mounted control device when you enter the room. In addition, exception number one (1) was revised to clarify that the laundry area could not utilize a switched receptacle for the lighting outlet. The lighting outlet and switch requirement would not apply to laundry rooms or areas that are in small closets or rooms only large enough for the laundry equipment, if the light source located in the adjacent space provides illumination.

11. **Section 215.15:** A new section was added to expand the barrier requirement for feeder taps and transformer secondaries. Barriers shall be placed such that no energized, uninsulated, ungrounded busbar or terminal is exposed to inadvertent contact by persons while servicing load terminations in panelboards, switchboards, switchgear, or motor control centers supplied by feeder taps in 240.21(B), or transformer secondary conductors in 240.21(C), when the disconnecting device, to which the tap conductors are terminated, is in the open position.

12. **Sections 215.18, 225.42 and 230.67**: New language was added similar to section 230.67 to require surge protection devices (SPDs) for both feeders and outside feeders. The need for the protection is to limit damage to electronic devices and equipment which can be rendered inoperable by a surge. The areas where the surge protection is required has been expanded and will now include new installations as well as replacement distribution equipment located in:
    (1) Dwelling units
    (2) Dormitory units
    (3) Guest rooms and guest suites of hotels and motels
    (4) Areas of nursing homes and limited-care facilities used exclusively as patient sleeping rooms

    The Type 1 or Type 2 SPD must be installed in or adjacent to the **distribution equipment**

connected to the load side of the feeder that contains branch circuit overcurrent protective device(s). This requirement does not apply to a feeder disconnect that supplies a single branch circuit. In addition, the SPD shall have a nominal discharge current rating (In) of not less than 10kA.

13. **Section 225.41:** New language now requires a one- and two-family dwelling unit "emergency disconnect" for outside feeders. This requirement was first introduced in section 230.85 in the 2020 NEC for services. The need for the change was to ensure that first responders were always able to shut off the power on the exterior of a dwelling regardless of how the building is supplied.

    An emergency disconnect covered in section 225.41 ***would not be required*** when replacing a panelboard supplied by an existing outside feeder.

    In addition, section 225.41(B) requires the identification of the location of other isolation disconnects for other power sources where those disconnects are not located adjacent to the emergency disconnect. For purposes of applying the emergency disconnect requirements in 225.41 and 230.85, the Department will allow an exterior utility provided disconnect as the emergency disconnect if the following conditions are met: the disconnect is located outdoors, readily accessible, and visible from the dwelling it supplies.

14. **Section 230.85**: In order to provide first responders with a safe method of disconnecting power from a structure, one-family and two-family dwellings are required to have an **emergency disconnect** installed outdoors, within sight, and in a readily accessible location. The emergency disconnect must be rated for the available fault current. Generally, to achieve a short circuit current rating, an unfused disconnect switch constructed to UL 98, would be required to contain overcurrent protection or the installer must provide the overcurrent protection ahead of or adjacent to the equipment. In addition, this requirement will impact service panels that are being replaced. If you have questions regarding the limitations and use of an unfused disconnect - please contact the local AHJ.

    See 230.85(E) for the equipment marking requirements. The NEC does not prohibit locking the disconnect in the "On" position. First responders are well equipped to cut off or remove any locking devices that impede the ability to operate the emergency disconnect.

15. **Section 250.140(B)(5)**: For existing branch-circuit installations only, if an equipment grounding conductor is not present in the outlet or junction box the frame of the range or dryer shall be permitted to be connected to the grounded conductor that is part of a Type SE service-entrance cable that originates in equipment **other than a service**. The grounded conductor shall be insulated, or field covered within the supply enclosure with listed insulating material, such as tape or sleeving to prevent contact of the uninsulated conductor with any normally non-current-carrying metal parts. Note: Prior editions of the NEC only allowed the existing

branch-circuit installation to use the grounded conductors as the equipment ground if it originated in a service panelboard.

16. **Section 352.44(B):** A new (B) was added to address earth movement when installing **underground** PVC conduit. Expansion fittings are now required to compensate for earth settling or movement, including frost heaving, when underground PVC conduit is installed as a complete run (300.18(A)), and emerges from grade. Short sections of PVC conduit installed for physical protection of direct buried cables shall comply with requirements in 300.5(J).

17. **Section 406.9:** The 2020 NEC addressed receptacles prohibited from being installed inside a tub or shower or within a zone measured 3 feet horizontally from any outside edge and 8' vertically above the top of the bathtub rim or shower stall threshold. In the 2023 NEC, the language was changed to clearly include the space from the floor to 8 ft above the bathtub or shower threshold. In addition, some new exceptions were added. Exception No. 1: Receptacles installed in accordance with 680.73 (receptacles for hydromassage bathtubs) are allowed. Exception No. 4: to allow a single receptacle for an electronic toilet or personal hygiene device such as an electronic bidet seat. The receptacle is required to be readily accessible and not located in the space between the toilet and the bathtub or shower.

18. **Section 440.14:** The revised text clarifies that the required air-conditioning and refrigeration equipment disconnecting means located within sight from and readily accessible, shall meet the working space requirements of 110.26(A).

19. **Section 445.19(C):** New language clarified that an "Emergency Shutdown of Prime Mover" shall be provided for one -and- two-family dwelling unit generators. For other than cord-and-plug-connected portable generators, an emergency shutdown device shall be located outside the dwelling unit at a readily accessible location and shall also meet the requirements of 445.19(A)(1) and (A)(2).

    An emergency shutdown device mounted on the exterior of the generator enclosure shall be permitted to satisfy the requirements of this section. The shutdown device shall be marked as the Generator Emergency Shutdown, and the label shall meet the requirements of 110.21(B).

20. **Section 725.31:** This section was revised, and the acceptable wiring methods were relocated to section 724.31. This section covers the additional protection requirements for a safety control circuit where failure or damage would introduce a direct fire or life hazard. "Safety Circuit" is defined in the 2023 NEC as "the part of a control system containing one or more devices that perform a safety-related function." It is the department's position that inverters, ESS, and other related systems, that use power limited signal circuits to activate an external emergency switch or disconnect be considered safety circuits. All conductors shall be installed in rigid metal conduit, intermediate metal conduit, rigid nonmetallic conduit, electrical metallic tubing, Type MI cable, or Type MC cable, or be otherwise suitably protected from physical damage.

Why Adopted Updates Codes:

- The I-Codes are the most widely used and adopted set of building codes.
- The I-Codes represent the current national consensus regarding the level of safety necessary for the built environment.
- The Code Council's code development process included several important and significant changes that will improve construction, building safety, resiliency, and enhancing the built environment in Deer Park, Texas.
- The current I-Codes incorporate the latest technology and provide the safest, most resilient structures for our families and our community.
- The current model building codes is one of the best mitigation strategies from natural hazards including hurricanes and flooding.
- Every dollar spent complying with the I-Codes returns $11 saved in recovery and reconstruction efforts; in the Gulf Coast region that ratio can be as high as 32:1.
- Adopting the most recent I-Codes may improve the City of Deer Park's BCEGS score in the next evaluation cycle. BGEGS is one factor relative to how the insurance industry assesses risk and cost to consumers.

"Top-Ten "Issues with Code Adoption from 18 -24:

1. Three new types of construction (Types IV-A, IV-B, and IV-C) allow mass timber buildings of taller heights, more stories above grade, and greater allowable areas compared to existing provisions for heavy timber buildings.
2. 2017 ICC A117.1 edition are enhanced dimensions for clear floor spaces and turning spaces. These increases were in response to technical data regarding the space needed by persons using scooters and some types of motorized wheelchairs.
3. Automatic sprinkler protection is now required in Group S-2 open parking garages where any fire area exceeds 48,000 square feet.
4. The requirements for metal composite materials and systems (MCM) installed on the exterior walls were simplified and sprinkler allowances were deleted.
5. New and update structural Loads from ASCE 7-22:
    - Wind speed maps updated
    - Includes provisions for tornado loadings.
    - Updated design rain loads.
    - New environment loads adjusted based on updated weather data. (depend on community/leaders could use "climate change").
6. The requirements for energy storage system (ESS) were further refined to reflect the variety of new technologies and applications. Now referencing NFPA 855 along with IFC Section 1207 to regulate Energy Storage system. The provisions continue to evolve with technologies, as well as considering EV and micromobility devices.
7. The provisions for construction fire safety were reorganized and expanded with an emphasis on the owner's responsibilities. The new language requires a site safety plan and designation of a site safety director.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes

8. Updates to address the hazards associated with energy storage systems including protection for storage batteries in garages in one- and two-family dwellings and townhomes.
9. A new appendix was created to provide guidance for designers, engineers, architects and fire and building officials to allow temporary emergency uses of existing buildings.
10. Requirements added to enable lower global warming potential refrigerants that federal regulations now require, including Group A2L and B2L refrigerants.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

Administrative:

- Duties and powers of the building official: an overall reformat of Section 104 regulating duties of the building official.

Building Design:

- Puzzle rooms (escape rooms) are now defined and regulated as special amusement areas, requiring compliance with Section 411 and special means of egress requirements.
- In Group E occupancies, enhanced classroom acoustics in compliance with ICC A117.1 are to be provided in all classrooms having of volume of 20,000 cubic feet or less.
- The use of intermodal shipping containers as buildings is now specifically addressed through provisions intended to supplement existing applicable IBC requirements.
- Mixed occupancy buildings with assembly spaces are placed in Risk Category III when the total public assembly occupant load is greater than 2500 people.
- Three new types of construction (Types IV-A, IV-B, and IV-C) allow mass timber buildings of taller heights, more stories above grade, and greater allowable areas compared to existing provisions for heavy timber buildings.
- Special inspection requirements were added to address the anchorage and connection of mass timber structural elements.
- Updated and expanded provisions for Temporary Structures.
- Roof Coverings: Updated provisions for underlayment.
- Vapor retarders: Several updates have been made to the vapor retarder provisions for consistency with the IRC and IECC. The changes also provide additional options and better guidance for allowable types and locations of permitted vapor retarders.
- New Appendix P sets forth the scoping limitations and technical criteria for sleeping lofts that are provided within Group R dwelling units and sleeping units.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes

Accessibility:

- The 2017 edition of ICC A117.1 was adopted.
  - New to the 2017 edition are enhanced dimensions for clear floor spaces and turning spaces. These increases were in response to technical data regarding the space needed by persons using scooters and some types of motorized wheelchairs.
  - Changes include exterior routes, curb cuts, blended transitions, clarity for detectable warnings, passenger drop offs and parking requirements coordinated with the Public Rights of Way Guidelines,
  - Providing an accessible design standard for electrical vehicle charging stations
  - Enhanced safety for accessible routes crossing parking lots.
  - Provisions addressing the recharging of wheelchairs in assembly venues and hotels,
  - Access to gaming machines and tables,
  - Provisions for water bottle filling stations.
- Adult changing tables are now regulated where they are provided and are also required in large assembly and mercantile, college lecture hall/classroom buildings and highway rest stops.

Fire/Life Safety:

- For the purposes of determining the allowable number of control areas in a building, each portion separated by one or more fire walls is now considered as a separate building.
- Automatic sprinkler protection is now required in Group S-2 open parking garages where any fire area exceeds 48,000 square feet.
- The requirements for metal composite materials and systems (MCM) installed on the exterior walls of Types I, II, III and IV construction were simplified and sprinkler allowances were deleted.
- Installation of firestop, fire-resistant joint systems and perimeter fire barrier systems in residential-use buildings now requires special inspection in Group R fire areas having an occupant load exceeding 250 people.
- An increase in the allowable height of a Group R-2 occupancy building with a NFPA 13R sprinkler system.
- Occupiable space requirements now apply if a roof is usable for anything more than maintenance or repair and occupants must have access to multiple egress options from a story based on the occupant load and the story requirements.
- Vertical and lateral Flame propagation compliance methods: Clarification has been provided as to when testing in accordance with NFPA 285, related to vertical and lateral flame propagation, is required. Previously this information was scattered in a variety of locations within Chapters 14 and 26.
- Fire-resistance-rated Wall Continuity: Updates on how supporting construction for exterior walls is to be fire-resistance-rated, especially in the case of a parapet.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

- Openings in Shaft Enclosures: Additional exceptions are provided for shaft enclosures, including new allowances for openings and penetrations.
- Carbon Monoxide Detection: Carbon monoxide (CO) detection is now required in all occupancies where a CO-producing device is present. Detection and notification can be addressed in several ways.

Structural:

- Parapets of a minimum height are now required for aggregate-surfaced roofs to prevent blow-off.
- Frost protection for egress doors was added to the foundation requirements.
- ACI standards ACI 117 and ITG 7 were added by reference to provide acceptable tolerances for concrete construction.
- Updated wind loads.
- For the first time ever, the 2024 IBC includes provisions for tornado loadings.
- The updated design rain loads are now based on the summation of the static head, the hydraulic head, and the ponding head.
- Updates to Risk Categories including Photovoltaic (PV) panel systems and facilities providing power generation.
- New provisions regarding the wind resistance of aggregate-surfaced roofs.
- New special inspection provisions for metal building systems.
- New provisions for structural concrete reinforced with glass-fiber reinforcement.
- Concrete: Improve ease of use, Chapter 19 on Concrete has been Updated and reformatted.
- Masonry: TMS 402 and TMS 602 references have been updated to the latest 2022 editions.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes

Building Design:

- A habitable attic is limited to one-half the area of the story below and the dwelling requires sprinklers.
- Specific requirements for deck guardrails were added.
- New appendices for cob construction and 3D printed construction are added.
- A 30 percent reduction of airflow is permitted for balanced ventilation systems.
- Reorganization of Chapter 3, Building Planning, similar topics arranged together.
- New technical criteria for the use of optional sleeping lofts.
- Updates to address the hazards associated with energy storage systems including protection for storage batteries in garages.

Structural:

- Braced wall lines must be placed on a physical wall or placed between multiple walls.
- An engineered design is required for storm shelters.
- Updated Wind Speed maps match IBC and ASCE 7 maps.
- Deck design now considers snow load, tributary area for footing and post height, and guard details.
- Component and cladding wind pressures in Table R301.2(2) are updated for new design wind speeds and hip or gable roof profiles.
- Minimum footing size tables are revised to more accurately reflect current practice.
- Cripple wall requirements apply only to exterior cripple walls.
- Snow, wind, and seismic maps updated, based on updated engineering standards.

Fire/Life Safety:

- The rated separation for two-family dwellings is 1 hour whether or not a lot line exists between units.
- Emergency escape and rescue openings require a clear 36-inch-wide path to a public way.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

Trade Work:

- Commercial gas cooking appliances are prohibited.
- The head pressure for a water test of DWV systems increased to 10 feet.
- Air vacuum testing is now permitted for plastic piping DWV systems.
- Section P2904 for dwelling sprinklers is expanded to more closely align with NFPA 13D.
- An emergency service disconnect is required in a readily accessible outdoor location.
- A surge-protective device (SPD) is now required at the service panel.
- The number of receptacle outlets required for peninsular and island countertops in kitchens is determined by the area of the countertop surface.
- GFCI protection is now required for damp and wet locations not included in the other 10 areas requiring GFCI protection.
- 10-amp circuits now allowed for some lighting and outlet circuits.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes

Administrative:

- Requirements for Additive Manufacturing (3-D Printing) equipment and operations for both non-industrial and industrial applications are now provided.
- Provisions for emergency responder communication were revised to reflect the expansion of such systems beyond radios and the need for increased performance of such systems.
- The provisions for construction fire safety were reorganized and expanded with an emphasis on the owner's responsibilities. The new language requires a site safety plan and designation of a site safety director.
- Valet trash. Valet trash collection is now permitted only where approved. The owner and valet trash collection service provider are required to comply with the rules and limitations that are established by the jurisdiction. Appendix O has been added to provide requirements for adoption.
- Inflatable amusement devices. Section 3107 has been added to provide requirements for these devices.
- Temporary Heating and Cooking Operations. A new Chapter 41 provides all the requirements, including some relocated from other chapters in the 2021 edition, that address temporary heating and cooking operations.
- Emergency Responder Communications Enhancement System (ERCES). Provisions in Section 510 have been updated to match the latest terminology and technology being used for ERCES. In addition, NFPA 1225-2022 Standard for Emergency Services Communications, is now referenced.

Building Design:

- Flame propagation performance of permanently installed artificial combustible vegetation is required to be verified when exceeding certain heights located on roofs or in close proximity to buildings.
- A new chapter was added that provides clarification and specific requirements for the storage of distilled spirits and wines in barrels and casks.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

- A2L refrigerants. The IFC and IBC now acknowledge the need for the use of A2L (flammable) refrigerants but in a safe and well-regulated way. The code now acknowledges two hazard levels for flammable gases based upon the Global Harmonized Standards (GHS).
- Distilled spirits and wine storage. Fire protection requirements have been further refined based upon data from FM Global.

Sprinklers:

- Sprinkler requirements for the storage, manufacture and sale of upholstered furniture and mattresses were updated and clarified. Part of this update is a new exception for single-story self-storage facilities accessed directly from the exterior.
- An automatic sprinkler system is now required for open parking garages exceeding a certain fire area threshold.

Fire Alarm/Notification:

- Carbon Monoxide (CO) detection. The 2024 IBC and IFC now require CO alarms or detection systems for all types of occupancies. Previously the focus was only on residential and schools.

Energy Storage Systems/Li Batteries:

- The requirements for energy storage system (ESS) were further refined to reflect the variety of new technologies and applications (in building and standalone) and the need for proper commissioning and decommissioning of such systems.
- Energy Storage Systems (ESS). Continued focus on ESS. Now referencing NFPA 855 along with IFC Section 1207 to regulate Energy Storage system. The provisions continue to evolve with technologies.
- Lithium-ion batteries. Research, storage, and manufacturing of such technologies are being regulated through active systems including automatic sprinkler systems and detection requirements along with proper overall building design and construction. The IFC contains a specific section to provide tools to manage the collection of lithium-ion batteries.
- Powered micromobility devices. A section dedicated to the hazards associated with charging such devices are addressed in the IFC. This includes a number of requirements focusing on issues such as product listings, separation requirements, and use of detection systems.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes

Administrative:

- Furniture, such as office cubicles, reception desks or smaller bookcases, are exempt from a permit and not intended to be a Level 2 alteration.
- Though editorial in nature, Chapter 13 was renumbered to assist in the useability of that method.
- Section 1502 was added to address the need for the owner to properly develop, implement and maintain a site safety plan during construction. A site safety director must be designated and is responsible to conduct daily fire safety inspections.
- This new appendix was created to provide guidance for designers, engineers, architects and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.

Building Design:

- For storm shelters, the required occupant capacity is now limited to the total occupant load of the classrooms, vocational rooms and offices in the school while the maximum distance of travel was deleted.
- When significant portions of a building's exterior wall coverings or exterior wall envelope are added or replaced, they must comply with the requirements of Chapters 14 and 26 of the IBC.
- Additions, Level 3 alterations and Changes of occupancy in Educational occupancies are now required to meet the enhanced classroom acoustic requirements of Section 808 of ICC A117.1.
- The concept of occupiable roofs requirements have been incorporated in a variety of locations to correlate with the IBC.
- The storm shelter requirements have been coordinated with revisions in the IBC and ICC 500. The provisions have also been clarified that where constructed shall be comply with IBC Section 423 and ICC 500.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

- Existing Group I-1, condition 2 occupancies and ambulatory care facilities may be required to divide stories into no fewer than two smoke compartments for more substantial additions and alterations.
- Where additional toilet facilities are being added and IBC Section 1110.4.1 would require adult changing stations, Section 306.7.15 would require that at least one accessible family or assisted use toilet room is required to contain one.

Fire/Life Safety:

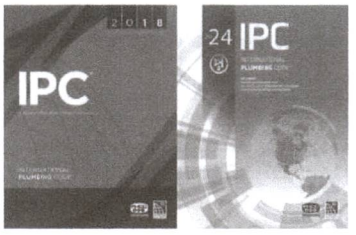
- Sprinkler requirements for Level 2 and Level 3 alterations are revised for higher hazard areas.
- Section 309.2.1 has been added to require that if combustible exterior wall envelopes or coverings are installed on a high-rise building the building must be equipped throughout with a sprinkler system. There are some exceptions for smaller installations and when only a combustible water resistive barrier is installed.
- A section has been added to Chapter 10 under the change of occupancy classification requirements to allow the removal of a nonrequired existing automatic sprinkler system. This section includes a number of criteria that must be met.

Structural:

- Snow loads must be addressed during repair of substantial structural damage regardless of whether the damage was a result of snow.
- Additional equipment may be added to a roof without a full structural analysis when the equipment weighs less than 400 pounds and is less than 10 percent of the total roof dead load.
- With a change of occupancy, a seismic analysis is required for a Group S or Group U occupancy changing to a new occupancy.
- Clarifies how risk categories should be assigned for structural design where the addition and the existing building have different uses. The provisions in the Prescriptive and Work Area methods.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes



Building Design:

- Two new methods for relining/rehabilitation of existing sewers are added.
- Accommodations for mounted roof top solar panels over vent terminals is added.
- Option added for vacuum testing of drain, waste, and vent piping, which avoids the use of anti-freeze for leak testing in cold climates.

Plumbing Fixtures:

- Multiple-user toilet facilities to serve all genders are now permitted.
- Showerhead flow is limited to 2.0 gpm, enabling a 20% increase in water conservation.

Standards:

- CSA B805/ICC 805 Rainwater Harvesting Systems is allowed as an alternative design method.
- Plumbing provisions from *ICC A117.1-2017 Standard for Usable and Accessible Buildings and Facilities* are now included.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

New Applications:

- 30% reduction in minimum mechanical ventilation for whole-house balanced ventilation systems.
- Approved factory-built combination intake/exhaust terminations permitted, relaxing separation requirement.

Building Design:

- Clothes dryer exhaust terminals required to be at least 3 feet from any opening into a building.
- Polyurethane spray-applied foam on the exterior of ducts in attics and crawl spaces required to meet specific smoke and flame index limits.
- Fire and smoke dampers must be provided with approved access for inspection and maintenance
- Addition of condensate termination identification markings and discharge restrictions.
- Continuous operation requirement for manicure and pedicure station exhaust systems.
- Grease duct horizontal cleanout required within 3 feet of a horizontal discharge fan.
- Ventilation design efficiencies are provided an optional compliance path through ASHRAE 62.1-2019.

Refrigerants:

- Refrigerant tables updated to include new refrigerants.
- Requirements added to enable lower global warming potential refrigerants that federal regulations now require, including Group A2L and B2L refrigerants.
- Addition of a new testing option for grease ductwork.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes

City of Deer Park, Texas – Transition from 2018 I-Code to the 2024 I-Codes

Piping:

- The termination of concealed condensate piping requires marking to indicate if it is the primary drain or the secondary drain.
- Press-connect joints are acceptable for high pressure (over 5 psig) applications indoors.

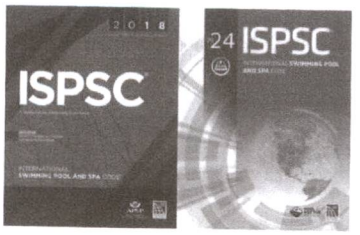
Appliances:

- Commercial cooking appliances are not allowed within dwelling units.
- Appendix D- D105.2, Test for combustion air and vent drafting for natural draft and Category I appliances.

Other:

- Workmanship and defects, the existing code language has been rewritten and additional code language has been added.

Blue Text: Changes to 21 Codes
Purple Text: Changes to 24 Codes



- The barrier requirements now allow a pool screen enclosure that restricts entry into an area with a pool or spas, allowing more options for compliance.
- The code provides for a standardized method to determine slip resistance on walking surfaces for decks, ramps, and similar surfaces that are required to be slip resistant.

- Modification to the Means of Appeal and the Appendix regarding the Board of Appeals
- Update to the notice and notification of violation for the IPMC.
- Use of portable space heaters are updated to match IBC, IRC, and IMC requirements.
- Smoke Alarm are noted to be in required if bars, grills, grates, or similar devices are placed over Emergency Escape and Rescue Openings.
- Fire protection systems are required to be installed, repaired, operated, and maintained in accordance with the IFC and IBC.

Luella Sign Project

2025 BUDGET

Luella Decorative Stop Sign Replacement

68 Total signs to replace

24 Inch standard reflective stop signs

4 Solar flashing stop signs for San Augustine and Luella

$1,100-$1,300 per intersection

Sign Components

Pole Base

Decoctive base that sits flush to concrete foundation

Pole Cap

Cap covering to prevent water entering pole

12ft Pole

Standard 3in pole

Sign Components

Option 1

Option 2

Option 3

Sign Options

1-Square sign with logo on either side of street name

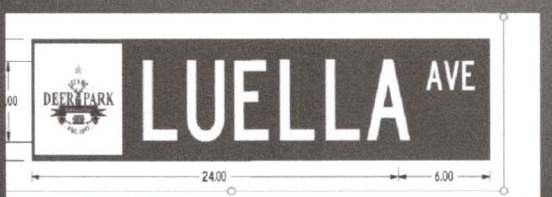
2-Crown sign with logo above street name sign

3-3/4 in rounded corner sign, also option for crown sign

Sign Colors

1-BLUE/WHITE

2-BLACK/WHITE



3-GREEN/WHITE

Replace Intersections with Mast Arms

- Approximately $50,000 per intersection
- $250,000 Turn key per intersection
- Remove Span Wire
- Mast Arms
- More Durable
- Beautification

Examples

Example

Example

Example