

ORDINANCE NO. 1997

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS REPEALING CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.08 RESIDENTIAL CODE, OF THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK, AND ALL ORDINANCES, OR AMENDMENTS THERETO, THAT CONFLICT WITH THE TERMS OR CONDITIONS OF THIS ORDINANCE AND ENACTING IN LIEU THEREOF A NEW CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.08 RESIDENTIAL CODE ADOPTING THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION FOR REGULATING THE CONSTRUCTION, ALTERATION, REMOVAL, DEMOLITION, USE, OCCUPANCY, LOCATION, AND MAINTENANCE OF BUILDINGS AND STRUCTURES IN THE TOWN OF HIGHLAND PARK, TEXAS, SUBJECT TO CERTAIN AMENDMENTS CONTAINED HEREIN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING PENALTIES FOR VIOLATION OF THIS ORDINANCE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS:

SECTION 1. That, CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.08 RESIDENTIAL CODE, is hereby repealed.

SECTION 2. That, a new CHAPTER 3 BUILDING REGULATIONS, ARTICLE 3.08 RESIDENTIAL CODE, of the Code of Ordinances of the Town of Highland Park is hereby adopted and shall read as follows:

Sec. 3.08.001 Title

This article shall be known as the Town residential code and may be cited as such, and will be referred to in this article as “the residential code.”

Sec. 3.08.002 Adopted

The International Residential Code, 2015 edition, and all amendments thereto, shall be, and the same are hereby made, a part of this article by reference, the same as if copied herein and made a part hereof, and copies of said International Residential Code, 2015 edition, and all amendments thereto, shall be kept on file in the office of the Building Inspector.

Sec. 3.08.003 Requirements varying from or not covered by code

Any requirement considered necessary for the safety, strength or stability of an existing or proposed building or structure, or for the safety or health of the occupants thereof, which varies from provisions of the International Residential Code, 2015 edition, and all amendments thereto, or which is not specifically covered by the International Residential Code, 2015 edition, and all amendments thereto, shall be determined by the Building Inspector subject to appeal to the Town Council.

Sec. 3.08.004 References in code

The International Residential Code, 2015 edition, and all amendments thereto, hereby is amended as follows:

- (1) Throughout the International Residential Code, 2015 edition, and all amendments thereto, wherever the term “Building Official” is used, there may be substituted therefore the term “Building Inspector.”
- (2) Throughout the International Residential Code, 2015 edition, and all amendments thereto, wherever the term “Board of Appeals” is used, there shall be substituted therefore the term “Town Council.”

Sec. 3.08.005 Amendments

The following deletions, additions, and amendments to the International Residential Code contained herein are hereby approved and adopted:

Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Section R104.10.1 Flood Hazard areas shall be deleted in its entirety.

Section R105.2, Work Exempt from Permit, shall be deleted in its entirety.

Section R105.3.1.1; shall be deleted in its entirety.

Section R105.5; amend to read as follows:

R105.5 Commencement, suspension, or abandonment of work.

1. A building permit shall automatically terminate if construction activities authorized by the permit have not been commenced at the construction site on or before the ninetieth (90th) day following the date on which the permit was issued; provided however, the date on which the permit shall automatically terminate may be extended in accordance with the provisions of subsection 2 immediately below.
2. If construction activities authorized by a permit have not been commenced at the construction site and the permit has not already automatically terminated, the date on which a permit shall automatically terminate may be extended by the Building Official for up to an additional ninety (90) days; provided however, (i) a permit may be extended only one time; and (ii) if a permit has already

automatically terminated, it shall not be extended. An application for an extension shall be in writing, shall be signed by the owner, shall demonstrate justifiable cause for the extension, and shall be delivered to the Town. The permit shall be extended only if, in the discretion of the Building Official, the owner demonstrates that justifiable cause exists for the extension. In exercising discretion, the Building Official shall consider (i) the objectives of the Town set forth below in R105.5.1.3 Intent; and (ii) such other matters as he/she may deem relevant. Upon receipt of an application, the Building Official shall, as soon as reasonably possible: (i) evaluate the application; (ii) exercise his/her discretion as to whether an extension will be granted; (iii) determine the duration of any extension; and (iv) inform the owner in writing of his/her decision, including, if an extension is granted, the new date on which the permit shall automatically terminate.

3. A building permit shall automatically terminate, if after construction activities authorized by the permit have been commenced at the construction site, such activities are suspended or abandoned for a period of sixty (60) or more consecutive days.

Add Section R105.5.1, Major residential construction activities - time for completion, which shall read as follows:

R105.5.1 Major residential construction activities - time for completion. Major residential construction activities, as that term is defined below, shall be conducted and completed in compliance with the following provisions:

R105.5.1.1 Definitions. The following definitions apply to section R105.5.1 and to no other subsection:

1. The phrase “major residential construction activities” means any and all activities involved in:

A. Building, erecting, or constructing: (i) a new residential structure; and (ii) any other structure, facility, or feature associated with the new residential structure; or

B. Renovating, reconfiguring, repairing, improving, or adding to any: (i) existing residential structure; or (ii) any structure, facility, or feature associated with an existing residential structure which, in the judgment of the Building Official, will likely require more than six (6) months to complete.

If the Building Official concludes that such activities will not likely require more than six (6) months to complete, such activities shall not be deemed major residential construction activities and this subsection R105.5.1 shall have no application to such activities.

2. The phrase “residential building site” means any building site that is zoned “one-family residence (detached),” “one-family residence (attached) townhouse,” or “two-family residence duplex.”

3. The word “owner” means any natural person, proprietorship, corporation, partnership, association, estate, trust, foundation, or other entity that owns, possesses, or controls any interest in any residential building site located in the Town of Highland Park. In any situation in which any such property is owned, possessed, or controlled by multiple natural persons and/or multiple other such entities, the word “owner” (in the singular) encompasses all such natural persons and other entities.

4. The phrase “highly extraordinary circumstances” refers to any objectives, characteristics, conditions, and/or situations: (i) that are related to, or involved in, proposed major residential construction activities; and (ii) that:

A. Are highly likely to preclude completion of construction activities within twenty-four (24) months from the date of commencement of such activities;

B. Significantly distinguish such construction activities from comparable construction activities which have been, or could be, completed within twenty-four (24) months from the date of commencement; and

C. Cannot be overcome, minimized, or eliminated through more thorough planning, more intensified efforts, or use of alternative building materials or techniques, provided however, the owner shall not be expected to unreasonably compromise the design, quality, or function of the residence or incur unreasonable additional expense.

R105.5.1.2 Application. The provisions of this subsection R105.5.1 shall apply to all major residential construction activities that are conducted, or to be conducted, on a residential building site, but this subsection shall not apply to other construction activities.

R105.5.1.3 Intent. The intent of section R105.5.1 is to assure that:

1. Prior to commencing any major residential construction activities at a residential building site, the owner of the site and all architects, engineers, contractors, subcontractors, vendors, and other persons who will participate in any such activities shall design, plan, organize, manage, and oversee the contemplated construction activities to the extent, and in a manner that, following commencement of construction activities at the site:

A. The construction activities will be completed as rapidly as reasonably possible;

B. The interests of the Town, neighboring residents, and visitors in: (i) maintaining a safe, orderly, and attractive neighborhood; and (ii) having easy access to and along streets, sidewalks, driveways, alleyways and easements, will be respected at all times; and

C. Any disruption, inconvenience, or aggravation experienced by residents and visitors will be minimized to the extent reasonably possible; and

2. Upon commencement of any major residential construction activities at a residential building site and throughout the performance of such activities, the owner of the site and all architects, engineers, contractors, subcontractors, vendors, and other persons who participate in any such activities shall diligently and persistently strive to: (i) complete such activities as quickly as reasonably possible; and (ii) to achieve the objectives set forth above in subsections “A,” “B,” and “C” of subsection 1 of section R105.5.1.3.

R105.5.1.4 Expiration date. The expiration date of a building permit issued for major residential construction activities shall be determined in accordance with the following provisions:

1. Except as provided in the subsections below and/or in section R105.5.1.5, extensions, all building permits for major residential construction activities shall require that such activities be completed within a period of not more than twenty-four (24) consecutive months commencing on the date on which the building permit is issued.

2. The owner of a residential building site may apply for the issuance of a building permit that allows construction activities to continue for a period of more than twenty-four (24) consecutive months by delivering to the Town a written, signed application. The application shall: (i) set forth generally the owner’s contentions concerning each of the matters which are described immediately below in subsection 3 and which must be established by the owner at a hearing before the administrative committee of the Town Council (the “committee”); and (ii) state the number of months and days the owner seeks to have allowed by the building permit for completion of the construction activities.

3. At the hearing before the committee, the owner shall have the burden of presenting compelling reasons and information that establish the following with reasonable certainty:

A. That highly extraordinary circumstances exist in connection with the proposed major residential construction activities; and

B. The number of months and days that will likely be required for completion of the proposed construction activities, assuming that the construction activities are conducted in a manner consistent with the

objectives set forth above in subsection “A,” “B,” and “C” of subsection 1 of section R105.5.1.3.

4. The committee may authorize issuance of a building permit that allows construction activities to continue for a period of more than twenty-four (24) consecutive months, if and only if, it finds that the owner met his/her/its burden set forth in subsection 3 above.

5. Any authorization for the issuance of such a permit shall state a specific number of months and/or days for which construction will be allowed by the permit. Such number of months and/or days shall not exceed the number reasonably required to complete the construction activities if the activities are conducted in a manner consistent with the objectives set forth above in subsections “A,” “B,” and “C” of subsection 1 of section R105.5.1.3.

6. The committee may condition the issuance of any permit on the owner strictly abiding by whatever practices, rules, or obligations the committee may reasonably conclude are necessary to complete the construction activity as quickly as reasonably possible.

#### R105.5.1.5 Extensions.

1. The owner of a residential building site for which a building permit has been issued for major residential construction activities may apply for an extension of the expiration date of the permit by delivering to the Town a written, signed application. The application shall: (i) state a specific date to which the owner seeks to extend the duration of the permit; (ii) explain the reasons why the owner seeks to extend the duration of the permit; (iii) demonstrate that remaining construction activities can be fully completed by the date to which the owner seeks to extend the permit; and (iv) establish that at all times prior to the date on which the application was filed;

A. The construction activities have been performed diligently and persistently; and

B. The owner of the site and all architects, engineers, contractors, subcontractors, vendors, and other persons who participate in any such activities have striven to achieve the objectives set forth above in section R105.5.1.3.

2. Upon receipt of an application for an extension of a permit,

A. The Building Official shall: (i) evaluate the application; (ii) assess any notice of the occurrence of an alleged unforeseeable event made by the owner in accordance with the provisions set forth below in section R105.5.1.6; and (iii) make whatever inquiries he/she may deem appropriate.

B. If the Building Official concludes that: (i) the requirements of section R105.5.1.3 have been satisfied; and (ii) granting an extension is in the best interest of the Town, he/she may extend the duration of the building permit for a specific period not to exceed: (i) the number of days within which the construction activities can reasonably be completed; or (ii) ninety (90) days following the original expiration date of the building permit, whichever number of days is less.

C. The Building Official may condition any extension of the permit on the owner strictly abiding by whatever practices, rules, or obligations such official may reasonably conclude are necessary to complete such construction activity as quickly as reasonably possible.

D. The Building Official may entertain and grant successive extensions of a particular building permit, if in the exercise of his/her judgment, granting an extension is appropriate under the terms of section R105.5.1.3 and is in the best interest of the Town; provided however, the Building Official shall not grant an extension that would extend the duration of a building permit more than ninety (90) days beyond the original expiration date of the permit.

3. If the Building Official concludes in the exercise of his/her judgment that granting an extension is not in the best interest of the Town, he/she shall deny the extension.

4. Within fifteen (15) [days] of his/her receipt of an application for an extension, the Building Official shall render a decision and advise the owner in writing of his/her decision.

5. If the Building Official concludes: (i) that construction activities cannot reasonably be completed within ninety (90) days following the expiration date of the original building permit; or (ii) that granting an extension is not in the best interest of the Town, the owner may request that the Building Official's decision to deny the application for an extension be appealed to the committee for its consideration.

6. Upon receipt of an owner's appeal as set forth in subsection 5 above, the committee shall: (i) evaluate the application for an extension; (ii) assess any notice of the occurrence of an alleged unforeseeable event made by the owner in accordance with the provisions set forth below in section R105.5.1.6; and (iii) make whatever inquiries it may deem appropriate. Thereafter, the committee may:

A. Deny the application to extend the duration of the building permit;

B. Extend the duration of the building permit for a specific period of time not to exceed the number of days within which the construction activities can reasonably be completed; and/or

C. Grant an extension conditioned on the owner strictly abiding by whatever practices, rules, or obligations the committee may reasonably conclude are necessary to complete the construction activity as quickly as reasonably possible.

7. Prior to the issuance of an extension of a building permit,

A. If the date to which a building permit is extended is a date that is no more than ninety (90) days after the original expiration date of the permit, the owner shall pay to the Town a building permit extension fee in an amount equal to twenty-five percent (25%) of the original building fee; or

B. If the date to which a building permit is extended is a date that is more than ninety (90) days after the original expiration date of the permit, the owner shall pay to the Town a building permit extension fee in an amount equal to fifty percent (50%) of the original building fee.

8. Any extension of a building permit must be in writing, state the date to which the permit is extended, and be signed by the Building Official.

9. All major residential construction activities shall be completed no later than the expiration date of the building permit, including the date to which any permit is extended.

10. Any new building permit issued to an owner who is required to obtain a new permit for the performance of any construction activities which were authorized in a previously issued permit that was: (i) suspended; or (ii) terminated because construction activities were abandoned, shall not have an expiration date beyond the expiration date of the previously issued building permit; provided however, the provisions of this subsection shall not preclude the owner from obtaining an extension of the new permit under the provisions of section R105.5.1.5.

R105.5.1.6 Unforeseeable events or circumstances. A delay or possible delay in construction activities directly resulting from an unforeseeable event or circumstance which is beyond the control of the owner and the control of persons providing goods or services related to such activities shall not be deemed to result from a lack of diligence or persistence if:

1. Upon learning of the delay or the possibility of a delay, the owner promptly delivers to the Town a written, signed notice that: (i) describes the unforeseeable event or circumstance in sufficient detail to permit a Building Official to understand the cause and nature of the event or circumstance and to assess its potential impact on such construction activities; and (ii) states the owner's best estimate of the duration of any delay the unforeseeable event or circumstance has caused, and may thereafter cause; and

2. The Owner and such persons have acted, and are acting, diligently and persistently to minimize any adverse impact of the unforeseeable event or circumstance on the timely completion of the construction activity.

3. Any failure to perform any of the following responsibilities shall not constitute an unforeseeable event or circumstance:

A. The responsibility to make timely decisions related to construction activities;

B. The responsibility to order or schedule the timely delivery of goods, materials, or services;

C. The responsibility to employ or deploy sufficient person-power, tools, and equipment to complete the construction activities as rapidly as reasonably possible; or

D. The responsibility to make prudent decisions concerning pre-construction, and construction-related activities.

4. Any difficulty or inability on the part of an owner to definitively estimate the likely duration of any delay that may be caused by an unforeseeable event or circumstance shall not excuse an owner from promptly delivering to the Town notice of any such event or circumstance. If at any time an owner learns that any estimate of any delay is materially incorrect, he/she/it shall promptly deliver to the Town a supplementary notice that states his/her/its revised best estimate of the duration of the delay that will likely be caused by the unforeseeable event or circumstance.

5. If an owner fails to comply with the provisions of subsections 1, 2, or 4 immediately above, an event or circumstance that might otherwise be deemed an unforeseeable event or circumstance may be disregarded by the Building Official or the committee.

Sections R110.1 – R110.5 shall be deleted in their entirety.

Section R113.2 shall be deleted in its entirety.

Section R113.3 shall be deleted in its entirety.

Section R113.4 Violation penalties shall be deleted replaced with the following: “The penalty for violation of this Code is as set out in the Highland Park Code of Ordinances section 1.01.009.”

Section R202; change definition of "Townhouse" to read as follows:

**TOWNHOUSE.** A Single-Family dwelling unit constructed in a group of two or more 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 R301.2(1); fill in as follows:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>
	SPEED <sup>d</sup> (mph)	Topographic Effects <sup>k</sup>	
5 lb/ft <sup>2</sup>	90 (3-sec-gust)/76 fastest mile	No	A

SUBJECT TO DAMAGE FROM		
Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>
Moderate	6"	very heavy

WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDER-LAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
22°F	No	local code	150	64.9°F

{No change to footnotes }

Section R302.1; amend by adding exception #6 to read as follows:

Exceptions: {previous exceptions unchanged }

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

Section R302.3; amend by adding Exception #3 to read as follows:

Exceptions:

1. {existing text unchanged }
2. {existing text unchanged }
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.5.1; change to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Section R303.3, Exception; amend by adding the following to read as follows:

Exception: {existing text unchanged} Exhaust air from the space shall be exhaust out to the outdoors unless the space contains only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

Section R313 Automatic Fire Sprinkler Systems Delete subsections in their entirety.

Section R315.2.2 Alterations, repairs and additions. Amend by adding the following to read as follows:

Exception:

2. Installation, alteration or repairs of electrical powered {remaining text unchanged}

Section R322 Flood Resistant Construction. Delete Section in its entirety.

Add SECTION R324 REDEVELOPMENT OF BUILDING SITES

R324.1 Permits issued for demolition of One- and Two-Family dwellings shall include demolition of all nonconforming accessory structures. Clearing and grading of the site shall comply with all requirements of Section 3.08.010 of the Town Code.

Section R326 Swimming Pools, Spas and Hot Tubs. Amended to read as follows:

R326.1 General. The design and construction of pools and spas shall comply with the 2015 IRC Appendix Q. Swimming Pools, Spas and Hot Tubs.

Section R401.2 Foundation Requirements, amend by adding the following to read as follows:

{existing text unchanged} ...

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered professional engineer.

"Foundations shall be designed and approved by a Texas-registered professional engineer for all new One- & Two-Family dwellings and related accessory buildings. Foundation designs for additions and renovations to One- & Two-Family dwellings and accessory buildings will include a Texas-registered professional engineer's seal or the following provisions may be used without additional engineering design:

Load bearing walls of buildings, except temporary or secondary buildings not used as living area shall be supported on reinforced concrete grade beams and piers. Such grade beams shall be not less than twelve (12) inches wide nor less than twenty-four (24) inches deep. All concrete foundation grade beams shall be reinforced with not less than four (4) No. 5 round continuous steel reinforcing bars, two (2) in the top and two (2) in the bottom with No. 3 ties eighteen (18) inches on center. Such beams shall be supported on piers not less than twelve (12) inches in diameter spaced not more than eight (8) feet on center. Each pier shall be provided with one (1) No. 6 round steel dowel placed in a vertical position

and extending to within three (3) inches of the bottom of the pier and to within two (2) inches of the top of the beam. Dowels shall be tied to top and bottom bars in the beam. Sufficient bearing area shall be obtained under piers by extending to a sufficient depth to encounter rock or a change of soil of sufficient bearing capacity.

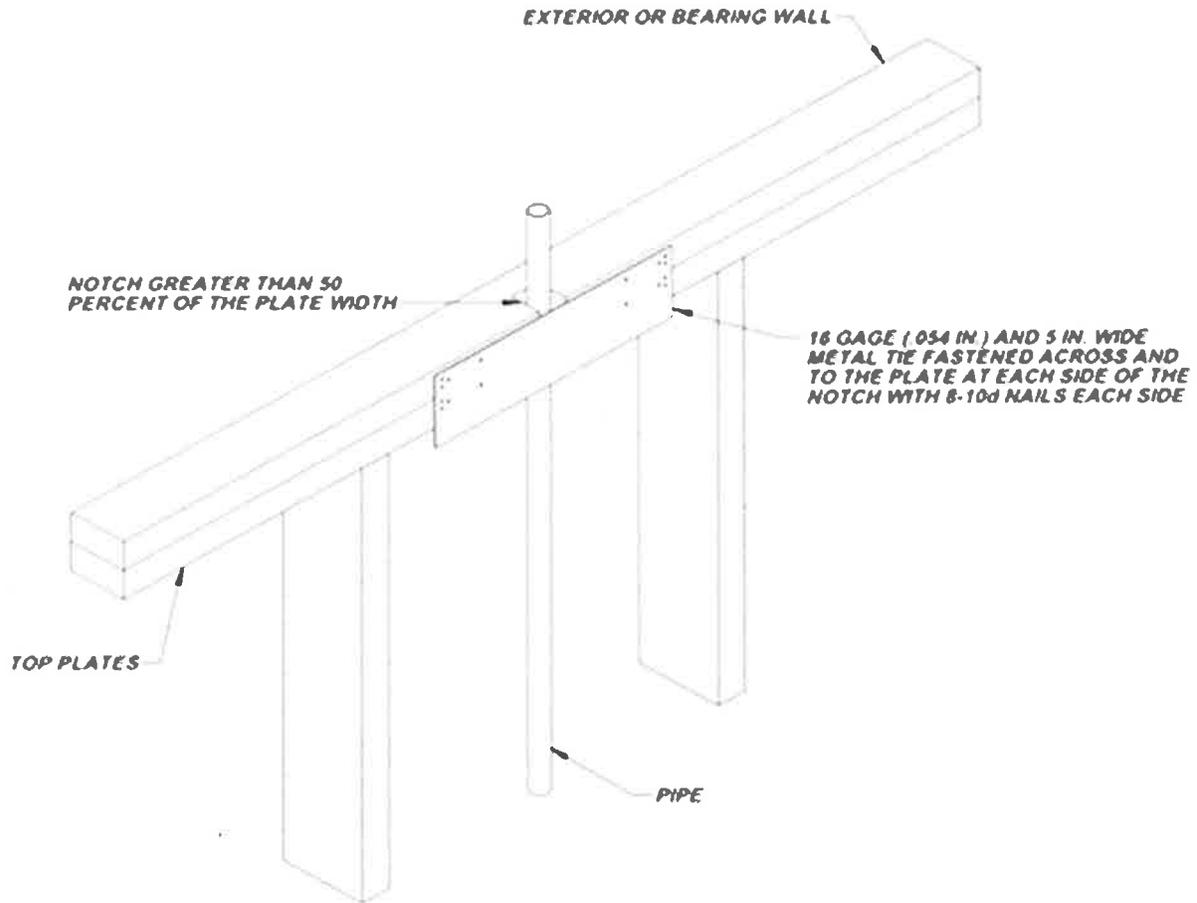
Load bearing walls of one (1) story secondary buildings shall be supported on reinforced concrete grade beams and piers. Such grade beams shall be not less than ten (10) inches wide nor less than eighteen (18) inches deep. Foundation grade beams shall be reinforced with not less than four (4) No. 4 round continuous steel reinforcing bars, two (2) in the top and two (2) in the bottom with No. 3 ties eighteen (18) inches on center. Such beams shall be supported on piers not less than ten (10) inches in diameter spaced not more than eight (8) feet on center. Each pier shall be provided with one (1) No. 4 round steel dowel placed in a vertical position and extending to within three (3) inches of the bottom of the pier and to within two (2) inches of the top of the beam. Dowels shall be tied to the top and bottom bars in the beam. Sufficient bearing area shall be obtained under piers by extending to a sufficient depth to encounter rock or a change of soil of sufficient bearing capacity.

Concrete slabs shall be a minimum of four (4) inches thick with not less than No. 3 round continuous steel reinforcing bars on sixteen (16) inch centers or equivalent reinforced.

Section 602.6.1; amended and replaced to read as follows:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1.

Figure R602.6.1; delete the figure and insert the following figure:



Section R703.8.4.1; add a second paragraph to read as follows:

{existing text unchanged}

In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

Section R902.1; Amend and add exception #5 to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. {remainder unchanged}

Exceptions:

1. {text unchanged}
2. {text unchanged}

3. {text unchanged}
4. {text unchanged}
5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 300 (area defined by jurisdiction).

Chapter 11 [RE] – Energy Efficiency is deleted in its entirety and replaced with the following:

#### Chapter 11 [RE] Energy Efficiency

N1101.1 Scope. This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

N1101.2 Compliance. Compliance shall be demonstrated by meeting the requirements of the residential provisions of 2015 International Energy Conservation Code.

#### Section M1305.1.3; change to read as follows:

M1305.1.3 Appliances in attics. *Attics* containing *appliances* shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest *appliance*, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have a continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the *appliance* where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest *appliance*. A walkway to an *appliance* shall be rated as a floor as approved by the building official. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

#### Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed...{remaining text unchanged}

Section M1411.3; change to read as follows:

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain. {remaining text unchanged}

Section M1411.3.1, subsection 3, shall be amended to read as follows:

3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the *equipment* served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section. A water level detection device may be installed only with prior approval of the building official.

Section M1411.3.1 subsection 4, shall be amended to read as follows:

4. A water level detection device conforming to UL 508 shall be installed that will shut off the *equipment* served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the *equipment*-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan. A water level detection device may be installed only with prior approval of the building official.

Section M1411.3.1.1; shall be amended to read as follows:

M1411.3.1.1 Water-level monitoring devices. On down-flow units and other coils that do not have secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the equipment served in the event that the primary drain becomes restricted. Devices shall not be installed in the drain line. A water level detection device may be installed only with prior approval of the Building Official.

M1503.4 Makeup Air Required; amend and add exception as follows:

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Exception: Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m<sup>3</sup>/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m<sup>3</sup>/s) shall be provided with a makeup air at a rate approximately equal to the difference between the exhaust air rate and 600 cubic feet per minute.

Section M2005.2; change to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

Section G2408.3 (305.5); shall be deleted in its entirety.

Section G2412.5 (401.5); amended by adding the following which shall read as follows:

{existing text unchanged}

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING 1/2 to 5 psi gas pressure - Do Not Remove"

Section G2413.3 (402.4.3); add an exception to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

Section G2415.12 (404.12); change to read as follows:

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

Section G2417.1 (406.1); change to read as follows:

G2417.1 (406.1) General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the Building Official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4; change to read as follows:

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. {remainder of text unchanged}

Section G2417.4.1; change to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than 3 psig (20 kPa gauge), or at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, gauges shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi.

For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section G2417.4.2; change to read as follows:

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the Code Official, but in no case for less than fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

Section G2420.1 (406.1); add Section G2420.1.4 to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section G2420.5.1 (409.5.1); add text to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve ...{bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1); add text and Exception to read as follows:

G2421.1 (410.1) Pressure regulators. A line pressure regulator shall be ... {bulk of paragraph unchanged}... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Section G2422.1.2.3 (411.1.3.3); delete Exception #1 and Exception #4.

Section G2445.2 (621.2); add Exception to read as follows:

G2445.2 (621.2) Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

Section G2448.1.1 (624.1.1); change to read as follows:

G2448.1.1 (624.1.1) Installation requirements. The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with this code.

Section P2801.6.1; change to read as follows:

Section P2801.6.1 Pan size and drain. The pan shall be not less than 1 1/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

Section P2804.6.1; change to read as follows:

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap

3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge , to an indirect waste receptor or to the outdoors.

[remainder unchanged]

Section P2801.7; amend by adding the following Exception to read as follows:

{existing text unchanged}

Exceptions:

1. Electric Water Heater.

Section P2902.5.3; changed to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section P3111 shall be deleted in its entirety.

Section P3112.2; delete and replace with the following:

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this

Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

Appendix Q Reserved. Amended to read as follows:

#### Appendix Q. Swimming Pools, Spas and Hot Tubs.

##### SECTION AQ101 GENERAL

###### AQ101.1 General.

The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one- or two-family dwelling.

###### AQ101.2 Pools in flood hazard areas.

Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools and in-ground pools that involve placement of fill, shall comply with Section AQ101.2.1 or AQ101.2.2.

Exception: Pools located in riverine flood hazard areas which are outside of designated floodways.

###### AQ101.2.1 Pools located in designated floodways.

Where pools are located in designated floodways, documentation shall be submitted to the building official which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the jurisdiction.

###### AQ101.2.2 Pools located where floodways have not been designated.

Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

##### SECTION

##### AQ102

##### DEFINITIONS

###### AQ102.1 General.

For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

**ABOVE-GROUND/ON-GROUND POOL.** See "Swimming pool."

**BARRIER.** A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

**HOT TUB.** See "Swimming pool." **IN-GROUND POOL.** See "Swimming pool."

**RESIDENTIAL.** That which is situated on the premises of a detached one- or two-family dwelling, or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE. See "Swimming pool."

SPA, PORTABLE. A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

SWIMMING POOL, INDOOR. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR. Any swimming pool which is not an indoor pool.

## SECTION AQ103 SWIMMING POOLS

AQ103.1 In-ground pools.

In-ground pools shall be designed and constructed in compliance with ANSI/NSPI-5.

AQ103.2 Above-ground and on-ground pools.

Above-ground and on-ground pools shall be designed and constructed in compliance with ANSI/NSPI-4.

AQ103.3 Pools in flood hazard areas.

In flood hazard areas established by Table R301.2(1), pools in coastal high-hazard areas shall be designed and constructed in compliance with ASCE 24.

## SECTION AQ104 SPAS AND HOT TUBS

AQ104.1 Permanently installed spas and hot tubs.

Permanently installed spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-3.

AQ104.2 Portable spas and hot tubs.

Portable spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-6.

## SECTION AQ105 BARRIER REQUIREMENTS

AQ105.1 Application.

The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

AQ105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219mm) above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51mm) measured on the side of the barrier, which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102mm).

2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

8. Access gates shall comply with the requirements of Section AQ105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and

8.2. The gate and barrier shall have not opening greater than 0.5 inch (13 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves a part of the barrier one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or

9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AQ105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch diameter (102 mm) sphere.

AQ105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AQ105.2, Item 9.

AQ105.4 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb them.

AQ105.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AQ107, shall be exempt from the provisions of this appendix.

## SECTION AQ106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS

### AQ106.1 General.

Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

## SECTION AQ107 ABBREVIATIONS

### AQ107.1 General.

ANSI—American National Standards Institute  
11 West 42nd Street  
New York, NY 10036

APSP—Association of Pool and Spa Professionals  
NSPI—National Spa and Pool Institute  
2111 Eisenhower Avenue  
Alexandria, VA 22314

ASCE—American Society of Civil Engineers  
1801 Alexander Bell Drive  
Reston, VA 98411-0700

ASTM—ASTM International  
100 Barr Harbor Drive  
West Conshohocken, PA 19428

UL—Underwriters Laboratories, Inc.  
333 Pfingsten Road  
Northbrook, IL 60062-2096

## SECTION AQ108 REFERENCED STANDARDS

### AQ108.1 General.

#### ANSI/NSP

ANSI/NSPI- Standard for Permanently Installed 3—99 Residential Spas	AQ104.1
ANSI/NSPI- Standard for Above-ground/ 4—99 On-ground Residential Swimming Pools	AQ103.2
ANSI/NSPI- Standard for Residential 5—03 In-ground Swimming Pools	AQ103.1
ANSI/NSPI- Standard for Residential 6—99 Portable Spas	AQ104.2

ANSI/APSP

ANSI/APSP- Standard for Suction Entrapment  
7—06 Avoidance in Swimming Pools,  
Wading Pools, Spas, Hot Tubs  
and Catch Basins AQ106.1

ASCE

ASCE/SEI- Flood-resistant Design and  
24—05 Construction AQ103.3

ASTM

ASTM F Performance Specification  
1346—91 for Safety Covers and Labeling  
(2003) Requirements for All Covers  
for Swimming Pools Spas and  
Hot Tubs AQ105.2,  
AQ105.5

UL

UL 2017— Standard for General-purpose  
2000 Signaling Devices and  
Systems—with revisions  
through June 2004 AQ105.2

Sec. 3.08.006 Appendices adopted

The following appendices in the International Residential Code, 2015 edition, and all amendments thereto, are hereby adopted as follows:

- A. Appendix "A," Sizing and Capacity of Gas Piping.
- B. Appendix "B," Sizing of Venting Systems.
- C. Appendix "C," Mechanical Draft and Venting Termination.
- D. Appendix "D," Safety Inspection Procedures.
- F. Appendix "F," Radon Control.
- G. Appendix "G," Piping Standards for Various Applications.
- H. Appendix "H," Patio Covers.
- J. Appendix "J," Existing Buildings and Structures.

- K. Appendix "K," Sound Transmission.
- N. Appendix "N," Venting Methods.
- O. Appendix "O," Automatic Vehicular Gates
- P. Appendix "P," Sizing of Water Piping System.
- Q. Appendix "Q," Swimming Pools, Spas and Hot Tubs as amended by this Code.

Sec. 3.08.007 Appendices not adopted

The following appendices in the International Residential Code, 2015 edition, are hereby deleted as follows:

- E. Appendix "E," Manufactured Housing.
- I. Appendix "I," Private Sewage Disposal.
- L. Appendix "L," Permit Fees.
- M. Appendix "M," Home Day Care – R-3 Occupancy.

Sec. 3.08.008 Compliance

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove, demolish, convert, equip, use, occupy, or maintain any building or structure in the Town contrary to or in violation of any provisions of the residential code, or to cause, permit, or suffer the same to be done. The penalty for violation of the this Code is as set out in the Highland Park Code of Ordinances section 1.01.009

Sec. 3.08.009 Building permit required

A building permit is required as provided in section 3.02.010.

Sec. 3.08.010 Building permit fees; razing or moving buildings

The building permit fees and the standards for razing or moving buildings are as provided in section 3.02.011.

Sec. 3.08.011 Registration of general contractors

Registration of general contractors is required as provided in section 3.02.012.

SECTION 3. That, should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid and the same shall not affect the validity of the Code of Ordinances of the Town of Highland Park as a whole.

SECTION 4. That, the penalty provision of Chapter 1, Section 1.01.009 of The Code of Ordinances is hereby adopted for this ordinance.

SECTION 5. That, this ordinance shall be deemed to be incorporated into The Code of Ordinances of the Town of Highland Park, Texas.

SECTION 6. That, this ordinance shall become effective August 1, 2016. Permits obtained from this date forward shall adhere to the establish requirements.

PASSED AND APPROVED by the Town Council of the Town of Highland Park, Texas, on this the 27th day of June, 2016.

APPROVED AS TO FORM:



Ben Stool  
Assistant Town Attorney

APPROVED:



Joel T. Williams, III  
Mayor

ATTEST:



Gayle Kirby  
Town Secretary