



City of Bells
Crossroads of Friendliness

CITY OF BELLS, TEXAS

**ORDINANCE NO. 100714R, 100714B, 100714G, 100714P, 100714A, 100714E, 090616,
08282018B, 08282018A, 08282018, 99-0928-A**

Amended 11142023

AN ORDINANCE OF THE CITY OF BELLS, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BELLS, TEXAS, BY AMENDING ORDINANCE NO. 100714R, 100714B, 100714G, 100714P, 100714E, 090616, 08282018B, 08282018A, 08282018, 99-0928-A, BUILDING REGULATIONS, ARTICLE 4, TECHNICAL AND CONSTRUCTION CODES AND STANDARDS, BY ADOPTING THE INTERNATIONAL BUILDING CODE (2021), INTERNATIONAL RESIDENTIAL CODE (2021), NATIONAL ELECTRIC CODE (2023), INTERNATIONAL PLUMBING CODE (2021), INTERNATIONAL MECHANICAL CODE (2021), INTERNATIONAL FUEL AND GAS CODE (2021), AND INTERNATIONAL ENERGY CONSERVATION CODE (2021) AND ADOPTING LOCAL AMENDMENTS TO EACH CODE; ADOPTING THE INTERNATIONAL SWIMMING POOL AND SPA CODE (2021) AND INTERNATIONAL EXISTING BUILDING CODE (2021) AND ADOPTING LOCAL AMENDMENTS TO EACH CODE; AND INTERNATIONAL PROPERTY MAINTENANCE CODE (2021); AND BY AMENDING ARTICLE 6 FIRE CODE TO PROVIDE FOR UPDATING THE VERSION OF THE INTERNATIONAL FIRE CODE (2021) AND ADOPTING LOCAL AMENDMENTS TO THE FIRE CODE; PROVIDING FOR SEVERABILITY AND REPLEALING CLAUSES; PROVIDING FOR THE PUBLICATION OF THE CAPTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Bells (“City Council”) has previously adopted the 2012 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel and Gas Code, and International Energy Conservation Code; the 2012 edition of the National Electric Code; and the 2012 edition of the International Fire Code; and

WHEREAS, the City Council is authorized in Chapter 214 of the Texas Local Government Code (LGC) to adopt International Building Codes and to adopt local amendments to those codes by ordinance after a public hearing; and

WHEREAS, in accordance with LGC Chapter 214, the City Council held a public hearing during which members of the public were afforded the opportunity to be heard on the proposed building and construction codes and local amendments thereto; and

WHEREAS, the City Council of the City of Bells has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Bells, Texas to (a) update the adopted versions of the building codes to the 2021 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel and Gas Code, International Energy Conservation Code, all with local amendments; (b) to adopt the 2021 editions of the International Swimming Pool and Spa Code and International Existing Building Code, both with local amendments; (c) to adopt the 2021 edition of the International Property Maintenance Code; (d) to update the National Electric Code to the 2023 edition with local amendments; and (e) to update the adopted version of the International Fire Code including all appendices to the 2021 edition with local amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLS, TEXAS, that:

SECTION 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

ARTICLE 4.02 CONSTRUCTION CODES AND STANDARDS

Division 1. Generally

Division 2. Building Code

§ 4.02.031. Adopted.

The city hereby adopts the 2021 edition of the International Building Code as the official building code of the city. The material contained in the 2021 International Building Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Building Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of

detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Building Code (Option A) as presented in Exhibit A attached to Ordinance No.100714B.

(b) The material contained in Exhibit A, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit A shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an Exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 3. Residential Code

§ 4.02.061. Adopted.

The city hereby adopts the 2021 edition of the International Residential Code as the official residential code of the city. The material contained in the 2021 International Residential Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Residential Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Residential Code as presented in Exhibit B attached to Ordinance No.100714R.

(b) The material contained in Exhibit B, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit B shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 4. International Property Maintenance Code

§ 4.02.091. Adopted.

The city hereby adopts the 2021 edition of the International Property Maintenance Code as the official swimming pool and spa code of the city. The material contained in the 2021 International Property Maintenance Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Property Maintenance Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

(a) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division

fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 5. Plumbing Code

§ 4.02.121. Adopted.

The city hereby adopts the 2021 edition of the International Plumbing Code as the official plumbing code of the city. The material contained in the 2021 International Plumbing Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Plumbing Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Plumbing Code as presented in Exhibit D attached to Ordinance No.100714P.

(b) The material contained in Exhibit D, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit D shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 6. Fuel Gas Code

§ 4.02.151. Adopted.

The city hereby adopts the 2021 edition of the International Fuel Gas Code as the official fuel gas code of the city. The material contained in the 2021 International Fuel Gas Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Fuel Gas Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Fuel and Gas Code as presented in Exhibit F attached to Ordinance No.100714G .

(b) The material contained in Exhibit F, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit F shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 7. Electrical Code

§ 4.02.181. Adopted.

The city hereby adopts the 2023 edition of the National Electrical Code as the official electrical code of the city. The material contained in the 2020 National Electrical Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2020 edition of the National Electrical Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2020 Edition of the National Electric Code as presented in Exhibit C attached to Ordinance No.100714E.

(b) The material contained in Exhibit C although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit C shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health

and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 8. Mechanical Code

§ 4.02.211. Adopted.

The city hereby adopts the 2021 edition of the International Mechanical Code as the official mechanical code of the city. The material contained in the 2021 International Mechanical Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Mechanical Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Mechanical Code as presented in Exhibit E attached to Ordinance No.10282018B.

(b) The material contained in Exhibit E, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit E shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Division 9. Energy Conservation Code

§ 4.02.241. Adopted.

The city hereby adopts the 2021 edition of the International Energy Conservation Code as the official energy conservation code of the city. The material contained in the 2021 International Energy Conservation Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Energy Conservation Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Energy Conservation Code as presented in Exhibit G attached to Ordinance No.08282018A.

(b) The material contained in Exhibit G, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit G shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

Article 13. International Swimming Pool and Spa Code

§ 13.04. Adopted.

The city hereby adopts the 2021 edition of the International Swimming Pool and Spa Code as the official swimming pool and spa code of the city. The material contained in the 2021 International Swimming Pool and Spa Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Swimming Pool and Spa Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Swimming Pool and Spa Code as presented in Exhibit H attached to Ordinance No.99-0928-A .

(b) The material contained in Exhibit H, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit H shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this article fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this division shall be fined no more than two thousand dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this division. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 3. Amendments to Chapter 6, Fire Prevention and Protection

ARTICLE 6.02. FIRE CODE

§ 6.02.001. Adopted.

The city hereby adopts the 2021 edition of the International Fire Code as the official fire code of the city. The material contained in the 2021 International Fire Code, although fully adopted and incorporated herein by reference, shall not be included in the formal municipal codification of ordinances. The material contained in the 2021 edition of the International Fire Code shall instead be maintained in the office of the city secretary. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, that would unreasonably lengthen the code.

Amendments.

(a) The City of Bells hereby adopts all local amendments recommended by the Texoma Council of Governments (TCOG) to the 2021 Edition of the International Fire Code (Option A) as presented in Exhibit J attached to Ordinance No. 08282018.

(b) The material contained in Exhibit J, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit J shall instead be maintained as a public record in the office of the city secretary. This exhibit will be available for public inspection and copying during regular business hours. The purpose of maintaining these records separate and apart from the municipal codification is to avoid the inclusion of detailed technical construction materials, subject to frequent change, which would unreasonably lengthen the code.

(c) The city may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique building needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this division fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this division and shall be maintained as a public record in the office of the city secretary.

Penalty.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this article shall be fined not more than two thousand dollars (\$2,000.00) for each violation. Each day that a violation is permitted to exist shall constitute a separate offense. The city may also bring suit for injunction against any person, firm or corporation that shall violate or threaten to violate any of the provisions of this article, in order to prevent a continued violation or such threatened violation.

SECTION 4. All provisions of the ordinances of the City of Bells in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of such conflict, and all other

provisions of the ordinances of the City of Bells not in conflict with the provisions of this ordinance shall remain in full force and effect.


SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or 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 so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 6. This ordinance shall go in full force and effect immediately after the caption of this ordinance is published in the newspaper or general circulation on the City of Bells, Texas website in accordance with Texas Law.

SECTION 7. It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

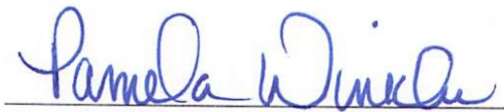
DULY PASSED AND ADOPTED by the City Council of the City of Bells, Texas, on the 14th day of November 2023.

APPROVED:



Joe Paul Smith, Mayor

ATTEST:



Pamela Winkler, City Secretary

