

ORDINANCE NO. 5244

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE II-B (EXISTING BUILDING CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE (I.E.B.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City Council of the City of Mesquite, Texas (“**City Council**”), to protect the public health, safety, and welfare; and

WHEREAS, the City of Mesquite, Texas, (“**City**”) is a home-rule municipality acting under its Charter adopted, and amended, by the electorate pursuant to Article 11, [Section 5](#) of the Texas Constitution and [Chapter 9](#) of the Texas Local Government Code; and

WHEREAS, a home-rule municipality has full power of local self-government, pursuant to Texas Local Government Code, Title 2, Subtitle D, Chapter 51, [Section 51.072\(a\)](#); and

WHEREAS, the City shall have the power to enact and enforce ordinances necessary to protect health, life and property and to prevent and summarily abate and remove all nuisances, and to preserve and enforce good government and order and security of the City and its inhabitants, pursuant to Article III, [Section 2](#) of the Mesquite City Charter; and

WHEREAS, a home-rule municipality may enforce ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, pursuant to Texas Local Government Code, Title 2, Subtitle D, Chapter 54, [Section 54.004](#), as amended; and

WHEREAS, the City shall have the power to provide for the issuance of permits for erecting all buildings, for the inspection of the construction of buildings in respect to proper wiring for electric lights and other electrical appliances, piping for gas, flues, chimneys, plumbing, and sewer connections; and to enforce proper regulations in regard thereto; and the City shall also have the power to provide for license, permit and inspection fees, pursuant to Article III, [Section 28](#) of the Mesquite City Charter; and

WHEREAS, on March 17, 2026, the Building Standards Board held public hearings to discuss the adoption of the 2024 Edition of the International Existing Building Code (“**I.E.B.C.**”) and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, the Building Standards Board, by majority vote, has recommended the City Council adopt the 2024 Edition of the **I.E.B.C.** and the additions, deletions, and amendments (“**the local amendments**”) thereto, attached hereto as **EXHIBIT A**; and

WHEREAS, upon the favorable recommendation of the Building Standards Board, and upon full review and consideration of all matters attendant and related thereto, and after receiving input from the general public and all persons who may be affected by the proposed adoption, the City Council is of the opinion that the 2024 Edition of the **I.E.B.C.** and the local amendments thereto, should be approved and adopted as the Existing Building Code of the City of Mesquite, Texas.

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

SECTION 1. Recitals Incorporated.

The City Council hereby finds and determines the recitals made in the preamble of this Ordinance are true and correct, and hereby incorporates such recitals here in the body of this Ordinance as if copied in their entirety.

SECTION 2. MESQUITE CITY CODE TEXT AMENDMENT:

Amending Chapter 5, Article II-B – Existing Building Code.

The Mesquite City Code is hereby amended as identified in **EXHIBIT A** and said exhibit is attached hereto and made a part hereof, and in all other respects, said Code, Chapters, and Articles shall remain in full force and effect.

SECTION 3. Conflicts Resolution Clause.

In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Mesquite and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Severability Clause.

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance and the Mesquite City Code, as hereby or previously amended, which shall remain in full force and effect.

SECTION 5. Savings Clause.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Mesquite City Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Penalty Clause.

Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite City Code, Chapter 1, [Section 1-6](#), as amended.

SECTION 7. Publication.

This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. Effective Date.

8.01. In accordance with Texas Local Government Code, Title 7, Subtitle A, Chapter 214, Subchapter G, § 214.218 (Immediate Effect of Certain Codes or Provisions Delayed), the City shall delay implementing and enforcing this ordinance for at least 30 days after final adoption.

8.02. This ordinance shall become effective and be in force from and after **July 1, 2026**.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ON THE 18TH DAY OF MAY 2026.

Signed by:
Daniel Alemán, Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

Signed by:
David L. Paschall
666E18891208434...

David L. Paschall
City Attorney

MESQUITE CITY CODE

* * *

Chapter 5 – BUILDINGS AND CONSTRUCTION

* * *

ARTICLE II-B. EXISTING BUILDING CODE

Editor's note:

[Existing Chapter 5, Article II-B (Existing Building Code), Divisions 1 and 2, shall be repealed in their entirety and replaced with the following text.]

DIVISION 1. - Generally

Sec. 5-45. Short title.

This article shall be known and cited as the "Mesquite Existing Building Code" and may hereinafter be referred to in this article as "this code."

(Ord. No. 4758, § 2(Exh. A), 2-3-20)

Sec. 5-46. Adopted.

The International Existing Building Code (I.E.B.C.), 2024 Edition, a publication of the International Code Council (I.C.C.), is hereby adopted by reference and incorporated herein to the same extent as if such code were copied verbatim in this Section, subject to the deletions, additions, and amendments ("the local amendments") as may be prescribed in this article. A copy of the International Existing Building Code, 2024 Edition, and the local amendments thereto shall be maintained in the Office of the City Secretary.

(Ord. No. 4758, § 2(Exh. A), 2-3-20)

Sec. 5-47. Penalties.

- (a) *Criminal penalty.* Any violation of the provisions or terms of this article by any "person," as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite City Code, Chapter 1, [Section 1-6](#), as amended.
- (b) *Civil penalty.* The City may file any other civil actions for enforcement of this article as authorized by law.

(Ord. No. 4758, § 2(Exh. A), 2-3-20; Ord. No. 4801, § 2(Exh. D), 9-21-20)

Charter reference— Enforcement of ordinances, Art. III, § 28.

Cross reference— General penalties, [§ 1-6](#).

State Law reference— General Enforcement Authority of Municipalities;

Penalty, V.T.C.A. Local Government Code, § 54.001;

Civil Action, V.T.C.A. Local Government Code, § 54.012;

Civil Penalty, V.T.C.A. Local Government Code, § 54.017.

Secs. 5-48 – 5-50. – Reserved.

DIVISION 2. – AMENDMENTS

Sec. 5-51. Local Amendments to the International Existing Building Code, 2024 Edition.

- (a) *Specific code provisions.* Amendments included in this section are intended to be specific code provisions. If there is a conflict between a provision in the published International Existing Building Code (I.E.B.C.), 2024 Edition, and this section, the specific provisions of this section shall control.
- (b) *Table of the local amendments.* The following table contains the local amendments to the I.E.B.C., 2024 Edition.
 - (1) Table Legend.
 - a. Column 1: Item Reference Number
 - b. Column 2: Related I.E.B.C. Code Section Number and Title
 - c. Column 3: Local Amendment to I.E.B.C.
 - d. (...): Dots (...) (i.e., an ellipsis) indicate the omission of intact and unchanged text which has not been reproduced for efficiency purposes. It is intended that the text in the I.E.B.C., not set forth in this section and instead denoted by dots (...), shall remain intact and unchanged from the language existing prior to adoption of this section.
 - e. (* * *): Asterisks (* * *) indicate the omission of intact and unchanged text which has not been reproduced for efficiency purposes. It is intended that the text in the I.E.B.C., not set forth in this section and instead denoted by asterisks (* * *), shall remain intact and unchanged from the language existing prior to adoption of this section.
 - (2) TABLE OF LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL EXISTING BUILDING CODE

[The remainder of this page is intentionally left blank.]

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

[Editor’s Note: Repeal the existing Table and replace with the following new text to now read as follows:]

No.	IEBC Code Section No. Title	Local Amendment to IEBC
01	IEBC 101.1 Title.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>101.1: Title. These regulations shall be known as the Existing Building Code of the City of Mesquite, Texas, (“Mesquite Existing Building Code”) hereinafter referred to as "this code."</p>
02	IEBC 102.4 Referenced Codes and Standards.	<p><i>Amend section to read as follows [the exception remains unchanged]:</i></p> <p>[A] 102.4: 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 and as further regulated in Sections 102.4.1 and 102.4.2.</p> <p style="text-align: center;">* * *</p>
03	IEBC 102.4.3 Electrical.	<p><i>Add new section to read as follows:</i></p> <p>102.4.3: Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.</p>
04	IEBC 105.1.1 Annual Permit.	<p><i>Delete this section.</i></p>
05	IEBC 105.1.2 Annual Permit Records.	<p><i>Delete this section.</i></p>
06	IEBC 105.2.2 Repairs.	<p><i>Amend by deleting # 1 [the remainder of the section is unchanged].</i></p>
07	IEBC 105.3.2 Time Limitation of Application.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>105.3.2: Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 45-days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 45-days each. The extension shall be requested in writing and justifiable cause demonstrated.</p>

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

08	IEBC 105.5 Expiration.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>105.5: Expiration. Every permit issued shall expire and become null and void if (i) the permittee fails to commence work on the site authorized by such permit within 30-days after its issuance, or (ii) the permittee fails to have the work authorized on the site by such permit inspected during any 90-day period after the work has commenced. It shall be unlawful to commence or recommence work after a permit expires without obtaining a new permit or receiving an extension from the Building Official. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90-days each. The extension shall be requested in writing and justifiable cause demonstrated.</p>
09	IEBC 108.2 Schedule of Permit Fees.	<p><i>Amend by adding a sentence [after the first and only sentence of the section] to read as follows:</i></p> <p>108.2: Schedule of permit fees.</p> <p>* * *</p> <p>See Mesquite City Code, Appendix D – <i>Comprehensive Fee Schedule</i>, for applicable fees.</p>
10	IEBC 108.6 Refunds.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>108.6: Refunds. In the case where a fee was paid or collected erroneously, the Building Official shall authorize a one hundred percent (100%) refund of said fee. In the case where a fee was paid or collected and when no work was performed under a permit issued in accordance with this Code, the Building Official may authorize a partial refund, of not more than eighty percent (80%) of the permit fee, in accordance with this Section. The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180-days from the date of fee payment.</p>
11	IEBC 109.3.11 Final Inspection.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>109.3.11: Final Inspection. Every permit required by this Code shall pass a final inspection.</p>

<p>12</p>	<p>IEBC Section 112: Appeals.</p>	<p><i>Amend title and section in its entirety to read as follows:</i></p> <p>SECTION 112: APPEALS</p> <p>112.1: General. Except as otherwise provided, any person shall have the right to appeal an administrative decision of the Building Official, Fire Official, or any other City official to the Building Standards Board, when said decision is relative to the application, enforcement, or interpretation of this Code.</p> <p>The Building Standards Board is established in Mesquite City Code, Chapter 20, Article IV, Division 4 (Building Standards Board).</p> <p>The process and procedures for appealing an administrative decision are set forth in Chapter 5, Article XIII (Appeals of Administrative Decisions to Building Standards Board).</p> <p>Appeal of an Administrative Decision relative to a Certificate of Occupancy:</p> <p>When an appeal of an administrative decision is relative to a Certificate of Occupancy the appeal shall be to the Board of Adjustment for its denial, revocation, suspension, or otherwise (in accordance with Mesquite Zoning Ordinance, Part 5, 5-100, Section 5-106 (Certificate of Occupancy)).</p> <p>The process and procedures for appealing an administrative decision relative to a Certificate of Occupancy, or any other administrative decision made under the Mesquite Zoning Ordinance, are set forth in Mesquite Zoning Ordinance, Part 5, 5-200, Section 5-210 (Appeals of Administrative Decisions to Board of Adjustment).</p>
<p>13</p>	<p>IEBC Section 202: General Definitions</p>	<p><i>Amend section by changing the definition for "Code Official" to read as follows:</i></p> <p>CODE OFFICIAL. The Building Official, or other authority designated by the Building Official, charged with the administration and enforcement of this Code.</p>
<p>14</p>	<p>IEBC Section 202: General Definitions</p>	<p><i>Amend section by changing the definition for "Existing Structure" to read as follows:</i></p> <p>EXISTING STRUCTURE. A building, structure or space with an approved final inspection issued under a code edition which is at least two published code editions preceding the currently adopted building code; or a change of occupancy.</p>

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

15	IEBC Section 202: General Definitions	<p><i>Amend section by changing the definition for “Existing Building” to read as follows:</i></p> <p>EXISTING BUILDING. A building, structure, or space with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure or space that is undergoing a change of occupancy or use.</p>
16	IEBC 302.2 Additional Codes.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>302.2: Additional Codes. Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code , International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Private Sewage Disposal Code, International Property Maintenance Code, International Residential Code and NFPA 70 and any other Codes or other ordinances adopted by the authority having jurisdiction. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.</p>
17	IEBC 306.1 Scope.	<p><i>Add an exception to read as follows:</i></p> <p>306.1: Scope.</p> <p style="text-align: center;">* * *</p> <p>Exception: 1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.</p>
18	IEBC 309.2.1 Automatic Sprinkler Systems.	<i>Delete this section.</i>
19	IEBC 401.3 Flood Hazard Areas.	<i>Delete this section.</i>
20	IEBC 405.2.6 Flood Hazard Areas.	<i>Delete this section.</i>
21	IEBC 502.2 Flood Hazard Areas.	<i>Delete this section.</i>
22	IEBC 503.2 Flood Hazard Areas.	<i>Delete this section.</i>

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

23	IEBC 503.3 Existing Structural Elements Carrying Gravity Load.	<i>Amend by deleting the exception # 2 in its entirety.</i>
24	IEBC 503.18 Enhanced Classroom Acoustics	<p><i>Add the following text after the existing paragraph to read as follows:</i></p> <p>IEBC 503.18: Enhanced classroom acoustics.</p> <p style="text-align: center;">* * *</p> <p>Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.</p>
25	IEBC 504.1.2 Existing Fire Escapes.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>504.1.2: Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.</p>
26	IEBC 504.1.3 New Fire Escapes.	<i>Delete this section.</i>
27	IEBC 507.3 Flood Hazard Areas.	<i>Delete this section.</i>
28	IEBC 701.3 Flood Hazard Areas.	<i>Delete this section.</i>
29	IEBC 702.7 Materials and Methods.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>702.7: Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.</p>
22	IEBC 705.3 Roof Recover.	<i>Amend by deleting the exception # 3 in its entirety.</i>

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

23	IEBC 802.5.1 Minimum Requirement.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>802.5.1: Minimum requirement. Every portion of an open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps, and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.</p>
24	IEBC 803.1 Scope.	<p><i>Add the following text at the end of the existing section to read as follows:</i></p> <p>803.1: Scope.</p> <p style="text-align: center;">* * *</p> <p>For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.</p>
25	IEBC 803.3 Standpipes.	<p><i>Amend section in its entirety to read as follows and delete the exceptions:</i></p> <p>803.3: Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.</p>
26	IEBC 804.2 General.	<p><i>Delete exception #1.</i></p>
27	IEBC 804.5.1.2 Fire Escapes Required.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>804.5.1.2: Fire escapes required. For other than Group I-2, where more than one exit is required, an existing escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.</p>
28	IEBC 804.5.1.2.1 Fire Escape Access and Details.	<p><i>Amend section to read as follows:</i></p> <p>804.5.1.2.1: Fire escape access and details.</p> <ol style="list-style-type: none"> 1. <i>[Remain unchanged]</i> 2. <i>[Remain unchanged]</i> 3. <i>Delete.</i> 4. <i>[Remain unchanged]</i> 5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

29	IEBC 804.7.2 Transoms.	<p><i>Amend section to read as follows:</i></p> <p>804.7.2: Transoms. In all buildings of Group B, E, I-1, I-2, R-1 and R-2 occupancies, ... <i>[Remainder unchanged].</i></p> <p style="text-align: center;">* * *</p>
30	IEBC 806.4 Residential Occupancies.	<p><i>Amend by adding the following sentence to the end of the section to read as follows:</i></p> <p>806.4: Residential occupancies.</p> <p style="text-align: center;">* * *</p> <p>Reconfigured or converted spaces shall comply with the requirements of NFPA 70.</p>
31	IEBC 904.1 Automatic Sprinkler Systems	<p><i>Amend by adding the following text [after the first and only sentence of the section] to read as follows:</i></p> <p>904.1: Automatic sprinkler systems.</p> <p>For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.</p>
32	IEBC 904.1.1 High-Rise Buildings.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>904.1.1: High-rise buildings. An automatic sprinkler system shall be provided in work areas of high-rise buildings.</p>
33	IEBC 1011.2 Fire Protection Systems.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>1011.2: Fire protection systems.</p> <p>Where a change in Occupancy Classification or Group occurs, fire protection systems shall be provided in accordance with the International Fire Code and International Building Code.</p>
34	IEBC 1011.2.1 Automatic Fire Sprinkler System.	<p><i>Amend section in its entirety and delete exceptions to read as follows:</i></p> <p>1011.2.1: Automatic fire sprinkler system. The installation of an automatic sprinkler system shall be required where there is a change of occupancy classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by a fire barrier or fire wall.</p>

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

35	IEBC 1101.2 Creation or Extension of Nonconformity.	<i>Amend section in its entirety and delete the exception to read as follows:</i> 1101.2: Creation or extension of nonconformity. An addition shall not create or extend any nonconformity in the existing building to which the addition is being made.
36	IEBC 1103.3 Flood Hazard Areas.	<i>Delete this section.</i>
37	IEBC 1201.4 Flood Hazard Areas.	<i>Delete this section.</i>
38	IEBC 1204.4 Occupancy Separation.	<i>Delete this section.</i>
39	IEBC 1301.1.2 Compliance With Other Codes.	<i>Amend section in its entirety to read as follows:</i> 1301.1.2: Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.
40	IEBC 1303.1.3 Compliance with Flood Hazard Provisions.	<i>Delete this section.</i>
41	IEBC 1402.6 Flood Hazard Areas.	<i>Delete this section.</i>
42	IEBC [F] 1502.1 Site Safety Plan.	<i>Amend the second sentence in the section to read as follows:</i> [F] Section 1502.1: Site safety plan. * * * The plan shall be submitted and approved by the Fire Department before a building permit is issued. * * * <i>[Remainder of Existing text remains]</i>

EXHIBIT A TO ORDINANCE NO. 5244.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article II-B – Existing Building Code, Divisions 1 and 2

Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

43	IEBC [F] 1502.3.1 Violations.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>[F] Section 1502.3.1: Violations.</p> <p>Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation, by the Fire code official, to the site safety director. Upon the third offense, the Fire code official, based on their findings, shall request a stop work order enforcement be implemented to the code official in accordance with Section 114, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the code official.</p>
44	IEBC [F] 1512.1 When required.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>[F] 1512.1 When required.</p> <p>An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site or as determined by the code official. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.</p>
45	IEBC [F] 1512.2 Combustible Building Materials.	<p><i>Delete this section.</i></p>
46	IEBC [F] 1512.3 Vertical Construction of Types III, IV, and V Construction.	<p><i>Delete this section.</i></p>
47	IEBC [F] 1512.4 Vertical Construction, of Types I and II Construction.	<p><i>Delete this section.</i></p>
48	IEBC [F] 1512.5 Standpipe Supply.	<p><i>Delete this section.</i></p>

(Ord. No. 4758, § 2(Exh. A), 2-3-20; Ord. No. 4801, § 2(Exh. D), 9-21-20; Ord. No. 4894, § 7(Exh. F), 9-7-21; Ord. No. 5061, § 3(Exh. B), 9-5-23)

Secs. 5-52—5-55. – Reserved

* * *