

ORDINANCE NO. 5249

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE XI (RESIDENTIAL CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.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 Residential Code (“**I.R.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.R.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.R.C.** and the local amendments thereto, should be approved and adopted as the Residential 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 XI – Residential 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 XI. RESIDENTIAL CODE

Editor's note:

[Existing Chapter 5, Article XI (Residential Code), Divisions 1 and 2, shall be repealed in their entirety and replaced with the following text.]

DIVISION 1. - Generally

Sec. 5-551. Short title.

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

(Ord. No. 4801, § 2(Exh. J), 9-21-20)

Sec. 5-552. Adopted.

The International Residential Code (I.R.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 Residential Code, 2024 Edition, and the local amendments thereto shall be maintained in the Office of the City Secretary.

(Ord. No. 4801, § 2(Exh. J), 9-21-20)

Sec. 5-553. 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. 4801, § 2(Exh. J), 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. 5-554 – 5-580. – Reserved.

DIVISION 2. – AMENDMENTS

Sec. 5-581. Local Amendments to the International Residential 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 Residential Code (I.R.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.R.C., 2024 Edition.
 - (1) Table Legend.
 - a. Column 1: Item Reference Number
 - b. Column 2: Related I.R.C. Code Section Number and Title
 - c. Column 3: Local Amendment to I.R.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.R.C., not set forth in this section and instead denoted by dots (...), shall remain intact and unchanged from the language existing prior to the 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.R.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 RESIDENTIAL CODE

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

EXHIBIT A TO ORDINANCE NO. 5249.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential 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.	IRC Code Section No. Title	Local Amendment to IRC
01	IRC R101.1 Title.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R101.1: Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Mesquite, Texas ("Mesquite Residential Code") and may hereinafter be referred to as "this code."</p>
02	IRC R102.4 Referenced Codes and Standards.	<p><i>Amend section to read as follows [the exception remains unchanged]:</i></p> <p>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 and as further regulated in Sections R102.4.1 and R102.4.2. 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.</p> <p style="text-align: center;">* * *</p>
03	IRC R104.2.3.1 Flood Hazard Areas.	<p><i>Delete this section.</i></p>
04	R104.3.1 Determination of Substantially Improved or Substantially Damaged Existing Buildings In Flood Hazard Areas.	<p><i>Delete this section.</i></p>
05	R104.7 Official Records.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R104.7: Official records. The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.</p>

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Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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

06	IRC R105.2 Work Exempt From Permit.	<p><i>Amend section by deleting numbers 1, 2, 5, 7 and 10 [the remainder of the section is unchanged].</i></p> <p>R105.2: Work exempt from permit.</p> <p style="text-align: center;">* * *</p> <p>Building:</p> <ol style="list-style-type: none"> 1. <i>Delete.</i> 2. <i>Delete.</i> 3. <i>[Remain unchanged]</i> 4. <i>[Remain unchanged]</i> 5. <i>Delete.</i> 6. <i>[Remain unchanged]</i> 7. <i>Delete.</i> 8. <i>[Remain unchanged]</i> 9. <i>[Remain unchanged]</i> 10. <i>Delete.</i> <p style="text-align: center;"><i>[Remainder unchanged]</i></p> <p style="text-align: center;">* * *</p>
07	R105.3 Application For Permit.	<p><i>Amend section by deleting number 5 [the remainder of the section is unchanged].</i></p> <p>R105.3: Application for permit.</p> <p style="text-align: center;">* * *</p> <ol style="list-style-type: none"> 1. <i>[Remain unchanged]</i> 2. <i>[Remain unchanged]</i> 3. <i>[Remain unchanged]</i> 4. <i>[Remain unchanged]</i> 5. <i>Delete.</i> 6. <i>[Remain unchanged]</i> 7. <i>[Remain unchanged]</i>
08	IRC R105.3.2 Time Limitation of Application.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R105.3.2: Time limitation of application.</p> <p>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>

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Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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09	IRC R105.5 Expiration.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R105.5: 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>
10	IRC R106.1.4 Information For Construction In Flood Hazard Areas.	<p><i>Delete this section.</i></p>
11	IRC R107.5 Toilet Facilities Required.	<p><i>Amend by adding a new section R107.5 to read as follows:</i></p> <p>R107.5: Toilet facilities required. Every construction project requiring a building permit within the City limits of the City of Mesquite shall have adequate toilet facilities for workers associated with the project. At least one permanent or temporary toilet facility shall be maintained in each subdivision for the employees or subcontractors of each builder holding a permit for a building in that subdivision.</p> <p><i>Permanent toilet facility</i> is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room, which conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.</p> <p><i>Temporary toilet facility</i> is defined as a portable fully enclosed chemical sanitized toilet, which is serviced and cleaned at least once each week. Temporary toilet facilities shall not be placed inside a building or other structure.</p>
12	IRC R108.2 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>R108.2: Schedule of permit fees.</p> <p>* * *</p> <p>See Mesquite City Code, Appendix D - <i>Comprehensive Fee Schedule</i>, for applicable fees.</p>

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Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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

13	IRC R108.5 Refunds.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R108.5: 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 request filed by the original permittee not later than 180-days from the date of fee payment.</p>
14	IRC R108.6 Work Commencing Before Permit Issuance.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R108.6: Work commencing before permit issuance. Whenever a permit is required for a building, structure, electrical, gas, mechanical, or plumbing system, and work is commenced without securing the applicable permit, the Building Official shall charge double the amount of the usual fee for the permit.</p>
15	IRC R109.1.3 Floodplain Inspections.	<p><i>Delete this section.</i></p>
16	IRC R109.1.6 Final Inspection.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R109.1.6: Final inspection. Every permit required by this Code shall be required to pass a final inspection after all work has been completed.</p>
17	IRC R110.1 Use and Change of Occupancy.	<p><i>Amend section to read as follows [the exception remains unchanged]:</i></p> <p>R110.1: Use and change of occupancy. A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the building official has issued an approval therefore as provided herein. Issuance of an approval shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.</p> <p style="text-align: center;">* * *</p>
18	IRC R110.2 Certificate Issued.	<p><i>Delete this section.</i></p>
19	R110.3 Temporary Occupancy.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R110.3: Temporary occupancy. The <i>building official</i> is authorized to issue an approval before the completion of the entire work covered by the <i>permit</i>, provided that such portion or portions shall be occupied safely. The <i>building official</i> shall set a time period during which the approval is valid.</p>

20	IRC R110.4 Revocation.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R110.4: Revocation. The <i>building official</i> is authorized to suspend or revoke an approval issued under the provisions of this code, in writing, wherever the approval is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the <i>jurisdiction</i>.</p>
21	IRC Section R112: Appeals.	<p><i>Amend title and section in its entirety to read as follows:</i></p> <p>SECTION R112: APPEALS</p> <p>R112.1: 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>
22	IRC R113.1 Unlawful Acts.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R113.1: Unlawful acts. It shall be unlawful for any <i>person</i>, firm, corporation, or entity to erect, construct, alter, extend, <i>repair</i>, move, remove, demolish, or occupy any <i>building</i>, structure, or equipment regulated by this code, or cause same to be done, in conflict with, or in violation of, any of the provisions of this code.</p>

EXHIBIT A TO ORDINANCE NO. 5249.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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

23	IRC R113.2 Notice of Violation.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R113.2: Notice of violation. The <i>building official</i> is authorized to serve a notice of violation or order on the owner of the premises, or any <i>person</i>, firm, corporation, or other entity responsible for the erection, construction, <i>alteration</i>, extension, <i>repair</i>, moving, removal, demolition, or occupancy of a building or structure, in violation of the provisions of this code, or in violation of a <i>permit</i> or certificate issued under the provisions of this code. Such order may direct the discontinuance of the illegal action or condition and the abatement of the violation.</p>
24	IRC R113.3 Prosecution of Failure To Promptly Comply With Notice of Violation.	<p><i>Amend title and section in its entirety to read as follows:</i></p> <p>R113.3: Prosecution of failure to promptly comply with notice of violation. Failure to promptly comply with notice of violation issued by the <i>building official</i> shall constitute a separate violation of this code and may be prosecuted as such by the City. This section shall not be construed as requiring notification, or any other condition, to any proceeding seeking to address any violation of the provisions of this code.</p>
25	IRC R113.4 Violation Penalties.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R113.4: Violation penalties. Any <i>person</i> who violates a provision of this code, or fails to comply with any of the requirements thereof, or who erects, constructs, alters or <i>repairs</i> a <i>building</i> or structure in violation of the <i>approved construction documents</i> or directive of the <i>building official</i>, or of a <i>permit</i> or certificate issue under the provisions of this code shall be subject to penalties as prescribed by law and herein in this Article.</p> <p>Nothing in this code shall be construed to interfere, inhibit, or otherwise affect the pursuit of legal remedies or proceedings to restrain, correct, abate, or otherwise address any violation of this code, or to remove or terminate unlawful occupancy of a premises in violation of the provisions of this code.</p>
26	IRC R114.5 Construction Debris.	<p><i>Amend by adding a new section to read as follows:</i></p> <p>R114.5: Construction debris. Construction debris from that work for which a permit is required must be confined to a containment structure/container approved by the <i>Building Official</i> or his authorized representative.</p>

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Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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

27	IRC R202: Definitions	<p><i>Amend section by adding the definition of "Dwelling Unit, Non-Owner-Occupied" to read as follows:</i></p> <p>DWELLING UNIT, NON-OWNER OCCUPIED. A dwelling unit or any portion thereof, including but not limited to a room or other living space in a one-or two-family dwelling that is let or intended to be let to no more than one family unrelated to the owner, regardless of whether or not any other unit, room or space in the dwelling is inhabited, or intended to be inhabited, by the person holding legal title thereto. A non-owner-occupied dwelling unit shall include any unit or portion thereof, room or other living space occupied, or intended to be occupied, pursuant to a written or verbal tenancy agreement or other proffer for consideration of any duration or a contract for deed or any other contract or deed that conveys less than legal title to the occupant. For purposes of this code, a non-owner-occupied dwelling unit shall include the premises whereon the dwelling is situated.</p>																																			
28	IRC R202: Definitions	<p><i>Amend section by changing the definition for "Townhouse Unit" to read as follows:</i></p> <p>TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.</p>																																			
29	IRC R301.2 Climatic and Geographic Design Criteria. IRC Table R301.2	<p><i>Amend section by filling in the Table as follows and deleting the remainder of the Table identified as MANUAL J DESIGN CRITERIA, and deleting footnote N.</i></p> <p>R301.2: Climatic and geographic design criteria. Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2.</p> <p>TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA</p> <p><i>***Table R301.2 Climatic and Geographic Design Criteria; fill in as follows: Delete remainder of table Manual J Design Criteria and footnote N</i></p> <table border="1" data-bbox="576 1344 1453 1606"> <thead> <tr> <th rowspan="2">GROUND SNOW LOAD^d</th> <th colspan="4">WIND DESIGN</th> <th rowspan="2">SEISMIC DESIGN CATEGORY^f</th> <th colspan="3">SUBJECT TO DAMAGE FROM</th> <th rowspan="2">Winter Design Temp</th> <th rowspan="2">ICE BARRIER UNDER-LAYMENT^h</th> <th rowspan="2">FLOOD HAZARDS^g</th> <th rowspan="2">AIR FREEZING INDEXⁱ</th> <th rowspan="2">MEAN ANNUAL TEMP^j</th> </tr> <tr> <th>SPEED^d (MPH)</th> <th>Topographic Effects^k</th> <th>Special wind Region^l</th> <th>Windborne Debris Zone^m</th> <th>Weathering^a</th> <th>Frost Line Depth^b</th> <th>Termite^c</th> </tr> </thead> <tbody> <tr> <td>9 lb/ft²</td> <td>105 (3 sec-gust)^j 33 ft. above ground Exposure C</td> <td>No</td> <td>No</td> <td>No</td> <td>A</td> <td>Moderate</td> <td>6"</td> <td>Very Heavy</td> <td>22^o F</td> <td>No</td> <td>Local Code</td> <td>150</td> <td>64.9^o F</td> </tr> </tbody> </table> <p style="text-align: center;"><i>[Delete the remainder of the Table.]</i></p> <p style="text-align: center;">* * *</p> <p style="text-align: center;"><i>[Footnotes remain.]</i></p> <p style="text-align: center;"><i>[Delete footnote "N".]</i></p>	GROUND SNOW LOAD ^d	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDER-LAYMENT ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j	SPEED ^d (MPH)	Topographic Effects ^k	Special wind Region ^l	Windborne Debris Zone ^m	Weathering ^a	Frost Line Depth ^b	Termite ^c	9 lb/ft ²	105 (3 sec-gust) ^j 33 ft. above ground Exposure C	No	No	No	A	Moderate	6"	Very Heavy	22 ^o F	No	Local Code	150	64.9 ^o F
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EXHIBIT A TO ORDINANCE NO. 5249.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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30	IRC R302.1 Exterior Walls.	<p><i>Amend section by adding a new exception #6 to read as follows:</i></p> <p>R302.1: Exterior walls.</p> <p>Exceptions:</p> <p style="text-align: center;">* * *</p> <p>6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.</p>
31	IRC R302.2.6 Structural Independence.	<p><i>Amend section by deleting exception #6.</i></p> <p>R302.2.6: Structural independence. Each townhouse <i>unit</i> shall be structurally independent.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. <i>[Remain unchanged]</i> 2. <i>[Remain unchanged]</i> 3. <i>[Remain unchanged]</i> 4. <i>[Remain unchanged]</i> 5. <i>[Remain unchanged]</i> 6. <i>Delete.</i>
32	IRC R302.5.1 Opening Protection.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>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 dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors.</p>
33	IRC R302.7 Under-Stair Protection.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R302.7: Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8-inch (15.8 mm) fire-rated gypsum board or one-hour fire-resistive construction.</p>
34	IRC R306 Flood Resistant Construction.	<p><i>Delete this section.</i></p>
35	IRC R309.2 One- and Two-Family Dwellings Automatic Sprinkler Systems.	<p><i>Delete this section and delete the exception in their entirety.</i></p>
36	IRC R309.2.1 Design and Installation.	<p><i>Delete this section.</i></p>

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<p>37</p>	<p>IRC R321.1.1 Where Required.</p>	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R321.1.1: Where required. <i>Guards shall be provided for those portions of open-sided walking surfaces, including stairs, porches, balconies, landings and ramps, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.</i></p> <p>Required <i>guards</i> shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.</p>
<p>38</p>	<p>IRC R325.2 Bathrooms.</p>	<p><i>Amend section by adding the following text to the end of the exception to read as follows:</i></p> <p>R325.2: Bathrooms.</p> <p style="text-align: center;">* * *</p> <p>Exception:</p> <p style="text-align: center;">* * *</p> <p><i>[Existing text unchanged.]</i></p> <p>Spaces containing only a water closet 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.</p> <p style="text-align: center;"><i>[The remainder of this page is intentionally left blank.]</i></p>

39 IRC R327.3
Blocking Locations.

Amend by adding a new section to read as follows:

R327.3: Blocking locations.

Required at one toilet at grade level with blocking installed at rear wall and, if available, one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown below in Figure R327.3.

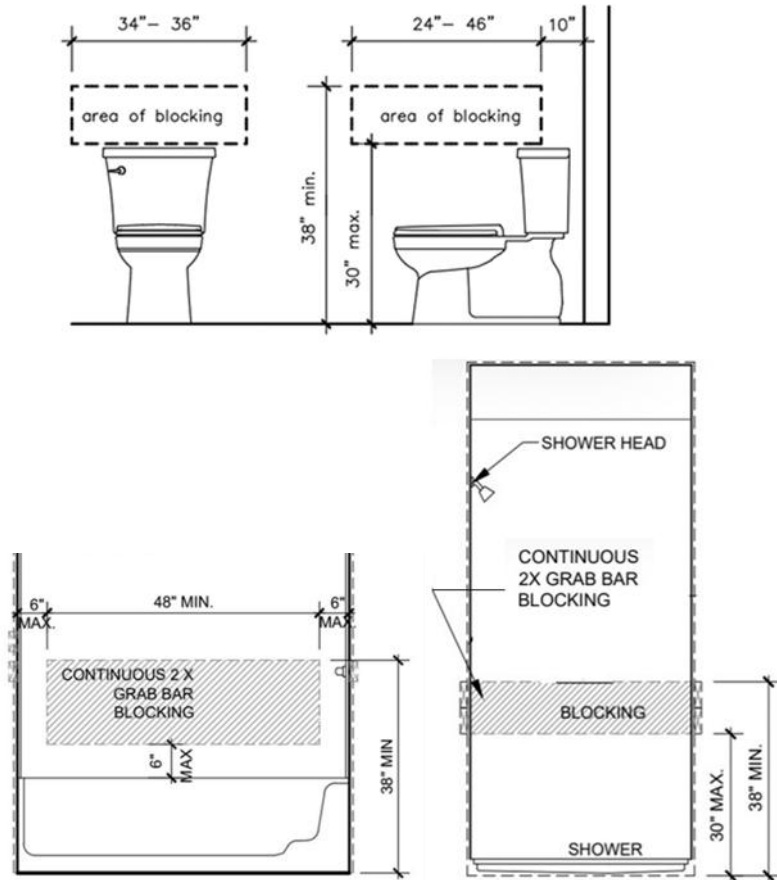
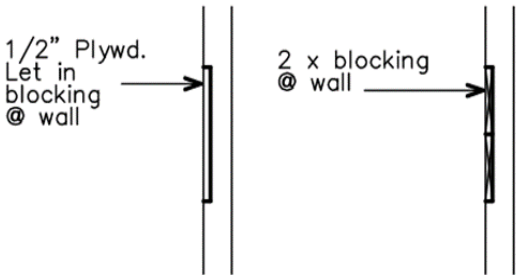


Fig R327.3

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<p>40</p>	<p>IRC R327.4 Wall Blocking.</p>	<p><i>Amend by adding a new section to read as follows:</i></p> <p>R327.4: Wall blocking. Blocking may be 1/2" plywood or 2 x solid wood blocking or equivalent, flush with wall as shown in Figure R327.4.</p>  <p style="text-align: center;">Fig R327.4</p>
<p>41</p>	<p>IRC 328.1.1 Adjacency To Structural Foundation.</p>	<p><i>Amend by adding a new section and exception to read as follows:</i></p> <p>328.1.1: Adjacency to structural foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.</p> <p>Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.</p>
<p>42</p>	<p>IRC R401.2. Requirements.</p>	<p><i>Add a new paragraph following the existing paragraph to read as follows:</i></p> <p>R401.2: Requirements.</p> <p style="text-align: center;">* * *</p> <p>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 engineer.</p>
<p>43</p>	<p>IRC R602.6.1 Drilling and Notching of Top Plate.</p>	<p><i>Amend section to read as follows [the exception remains unchanged]:</i></p> <p>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 1/2 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.</p> <p style="text-align: center;">* * *</p>

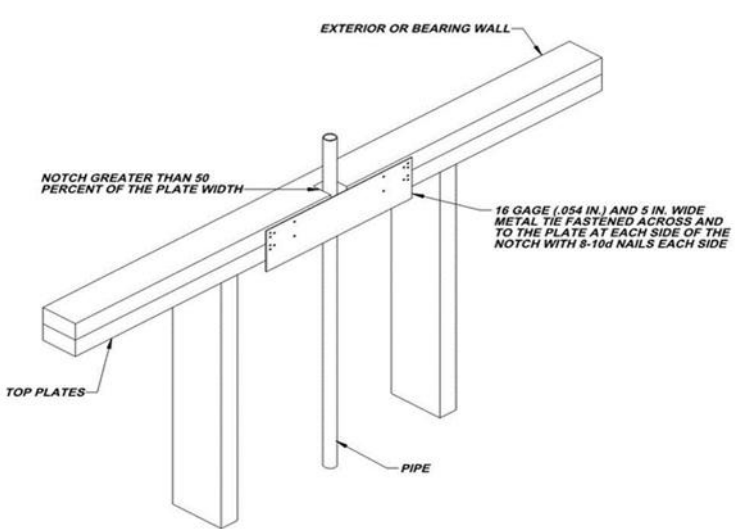
<p>44</p>	<p>IRC Figure R602.6.1.</p>	<p>Delete the existing figure and insert the following figure:</p> <p>FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING</p> 
<p>45</p>	<p>Table R603.7(2).</p>	<p>Amend section by changing the footnotes to read as follows:</p> <p>TABLE R603.7(2) HEADER TO KING STUD CONNECTION REQUIREMENTS^{a,b,c,d}</p> <p style="text-align: center;">* * *</p> <p>a. All screw sizes shown are minimum size, not to exceed 2 sizes larger. b. <i>Delete</i> c. <i>Delete</i> d. <i>[Remain unchanged]</i></p>
<p>46</p>	<p>IRC R703.8.4.1 Size and Spacing.</p>	<p>Amend section by replacing the final sentence of the section with the following:</p> <p>R703.8.4.1: Size and spacing.</p> <p style="text-align: center;">* * *</p> <p>1. When studs are 16 inches (407 mm) o.c., stud ties shall be spaced no further apart than 24 inches (737 mm) vertically starting approximately 12 inches (381 mm) from the foundation; or 2. When studs are 24 inches (610 mm) o.c., stud ties shall be spaced no further apart than 16 inches (483 mm) vertically starting approximately 8 inches (254 mm) from the foundation.</p> <p>Exception: <i>[remains unchanged]</i></p> <p style="text-align: center;">* * *</p>

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47	IRC R703.8.4.1.2 Veneer Ties for Wall Studs.	<p><i>Add new section to read as follows:</i></p> <p>R703.8.4.1.2: Veneer ties for wall studs. In stud framed exterior walls, all ties may 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.</p>
48	IRC R1005.7 Factory-Built Chimney Offsets.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>R1005.7: Factory-built chimney offsets. Where a <i>factory-built chimney</i> assembly incorporates offsets or where a fireplace manufacturer’s instructions do not address <i>factory-built chimney</i> offsets, no part of the <i>chimney</i> shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.</p>
49	IRC R1005.9 Factory-Built Chimney Offsets.	<p><i>Delete this section.</i></p>
50	IRC Chapter 11 [RE] Energy Efficiency	<p><i>Delete Chapter 11: [RE] Energy Efficiency in its entirety.</i></p> <p>Note: Reference the 2024 IECC (International Energy Conservation Code) for energy code provisions and recommended amendments.</p>
51	IRC M1305.1.2 Appliances In Attics.	<p><i>Amend section and the exceptions to read as follows:</i></p> <p>M1305.1.2: Appliances in attics. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest <i>appliance</i>. 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.</p> <p>Exceptions: 1.The passageway and level service space are not required where the <i>appliance</i> is capable of being serviced and removed through the required opening with the approval of the code official. 2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.</p>

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52	IRC M1401.1.1 Air Conditioning Equipment.	<p><i>Add new section to read as follows:</i></p> <p>M1401.1.1: Air conditioning equipment. All residential dwelling units shall be designed and installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.</p>
53	IRC M1411.9 Condensate Disposal.	<p><i>Add the following sentence to the beginning of the section to read as follows:</i></p> <p>M1411.9: 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.</p> <p style="text-align: center;">* * *</p>
54	IRC M1411.9.1 Auxiliary and Secondary Drain Systems.	<p><i>Amend section to read as follows:</i></p> <p>M1411.9.1: Auxiliary and secondary drain systems.</p> <p style="text-align: center;">* * *</p> <p>One of the following methods shall be used:</p> <ol style="list-style-type: none"> 1. <i>[Remain unchanged]</i> 2. <i>[Remain unchanged]</i> 3. An auxiliary drain pan... <i>[bulk of paragraph unchanged]</i>... with Item 1 of this section. <i>[Add the following sentence to the end of the paragraph:]</i> A water level detection device may be installed only with prior approval of the building official. 4. A water level detection device... <i>[bulk of paragraph unchanged]</i>... overflow rim of such pan. <i>[Add the following sentence to the end of the paragraph:]</i> A water level detection device may be installed only with prior approval of the building official.
55	IRC M1411.9.1.1 Water-Level Monitoring Devices.	<p><i>Amend section to read as follows:</i></p> <p>M1411.9.1.1: Water-level monitoring devices. On down-flow units ...<i>[bulk of paragraph unchanged]</i>... installed in the drain line. <i>[Add the following sentence to the end of the paragraph:]</i> A water level detection device may be installed only with prior approval of the building official.</p>

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56	IRC M1503.6 Makeup Air Required.	<p><i>Amend section to read as follows [the exception remains unchanged]:</i></p> <p>M1503.6: Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.</p> <p style="text-align: center;">* * *</p>
57	IRC M2005.2 Prohibited Locations.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>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 <i>combustion air</i> 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 (I.E.C.C.) and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.</p>
58	IRC G2408.3 (305.5) Private Garages.	<p><i>Delete this section.</i></p>
59	IRC G2412.5 (401.5) Identification.	<p><i>Amend section by adding a second paragraph to the end of the section to read as follows:</i></p> <p>G2412.5: (401.5) Identification.</p> <p style="text-align: center;">* * *</p> <p>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: <i>"WARNING: 1/2 to 5 psi gas pressure. DO NOT REMOVE"</i></p>
60	IRC G2415.2 (404.2) CSST.	<p><i>Amend section by adding a second paragraph to the end of the section to read as follows:</i></p> <p>G2415.2: (404.2) CSST.</p> <p style="text-align: center;">* * *</p> <p>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: <i>"WARNING: 1/2 to 5 psi gas pressure. DO NOT REMOVE"</i></p>

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61	IRC G2415.12 (404.12) Minimum Burial Depth.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>G2415.12: (404.12) Minimum burial depth. Underground <i>piping systems</i> shall be installed a minimum depth of 18 inches (457 mm) below grade.</p>
62	IRC G2415.12.1 (404.12.1) Individual Outdoor Appliances.	<p><i>Delete this section.</i></p>
63	IRC G2417.1 (406.1) General.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>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.</p>
64	IRC G2417.4 (406.4) Test Pressure Measurement.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>G2417.4: (406.4) Test pressure measurement. Test pressure shall be measured with a monometer 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.</p> <p style="text-align: center;"><i>[The remainder of this page is intentionally left blank.]</i></p>

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<p>65</p>	<p>IRC G2417.4.1 (406.4.1) Test Pressure.</p>	<p><i>Amend section in its entirety to read as follows:</i></p> <p>G2417.4.1: (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code 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, diaphragm gauges shall utilize a dial with a minimum 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.</p> <p>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.</p>
<p>66</p>	<p>IRC G2417.4.2 (406.4.2) Test Duration.</p>	<p><i>Amend section in its entirety to read as follows:</i></p> <p>G2417.4.2: (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the Building Official, but in no case less than (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.</p>
<p>67</p>	<p>IRC G2420.1.4 (409.1.4) Valves in CSST Installations.</p>	<p><i>Add new section G2420.1.4 (409.1.4) to read as follows:</i></p> <p>G2420.1.4: (409.1.4) 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.</p>

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68	<p>IRC G2420.5.1 (409.5.1) Located Within The Same Room.</p>	<p><i>Amend section to read as follows:</i></p> <p>G2420.5.1: (409.5.1) Located within the same room. The shutoff valve... <i>[bulk of paragraph unchanged]</i> ... in accordance with the <i>appliance</i> manufacturer’s instructions. <i>[Add the following sentence to the end of the paragraph:]</i> A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if <i>appliance shutoff</i> is located in the firebox.</p>
69	<p>IRC G2421.1 (410.1) Pressure Regulators.</p>	<p><i>Amend section and add exception to read as follows:</i></p> <p>G2421.1: (410.1) Pressure regulators. A line <i>pressure regulator</i> shall be ... <i>[bulk of paragraph unchanged]</i> ... approved for outdoor installation. <i>[Add the following sentence to the end of the paragraph:]</i> Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.</p> <p>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.</p>
70	<p>IRC G2445.2 (621.2) Prohibited Use.</p>	<p><i>Amend section by adding an exception to read as follows:</i></p> <p>G2445.2: (621.2) Prohibited use. One or more <i>unvented room heaters</i> shall not be used as the sole source of comfort heating in a <i>dwelling unit</i>.</p> <p>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 the International Fuel Gas Code (I.F.G.C) Section 108.7.</p>
71	<p>IRC P2603.3 Protection Against Corrosion.</p>	<p><i>Amend section in its entirety to read as follows:</i></p> <p>P2603.3: Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.</p>
72	<p>IRC P2603.5.1 Sewer Depth.</p>	<p><i>Amend section in its entirety to read as follows:</i></p> <p>P2603.5.1: Sewer depth. <i>Building sewers</i> that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. <i>Building sewers</i> shall be a minimum of 12 inches (304 mm) below grade.</p>

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<p>73</p>	<p>IRC P2604; P2604.1.1 Plastic Sewer and DWV Piping Installation.</p>	<p><i>Amend by adding a new section to read as follows:</i></p> <p>P2604.1.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer’s installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16-inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12-inches. The piping shall be bedded in 4-inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6-inches above the top of the pipe. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer’s installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16-inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12-inches. The piping shall be bedded in 4-inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6-inches above the top of the pipe.</p>
<p>74</p>	<p>IRC P2801.5.1 Pan Size and Drain.</p>	<p><i>Amend section in its entirety to read as follows:</i></p> <p>P2801.5.1: Pan size and drain. The pan shall be not less than 1 ½ 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 ¾ inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.</p> <p>Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufacturers installation instructions and installed with those instructions.</p> <p>Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.</p> <p style="text-align: center;"><i>[The remainder of this page is intentionally left blank.]</i></p>

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75	IRC P2804.6.1 Requirements For Discharge Piping.	<p><i>Amend section by adding an exception to #4 and amending #5 to read as follows [#6 through #14 remain unchanged]:</i></p> <p>P2804.6.1: Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:</p> <ol style="list-style-type: none"> 1. Not be directly connected to the drainage system. 2. Discharge through an <i>air gap</i> located in the same room as the water heater. 3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the <i>air gap</i>. 4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment. <p style="text-align: center;">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.</p> <ol style="list-style-type: none"> 5. Discharge to an approved location or to the outdoors. <p style="text-align: center;">* * *</p>
76	IRC P2902.5.3 Lawn Irrigation Systems.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>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 principal backflow preventer.</p>
77	IRC P3003.9.2 Solvent Cementing.	<p><i>Amend section in its entirety to read as follows and remove the exception:</i></p> <p>P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer, that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.</p>
78	IRC Section P3111: Combination Waste And Vent Systems.	<p><i>Delete this section in its entirety including the subsections..</i></p>

EXHIBIT A TO ORDINANCE NO. 5249.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article XI – Residential Code, Divisions 1 and 2

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

79	IRC P3112.2 Installation.	<p><i>Amend title and section in its entirety to read as follows:</i></p> <p>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 drainboard 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.</p>
80	IRC Part VIII: Electrical	<p><i>Amend by deleting Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 in their entirety and adding a referral notice to read as follows:</i></p> <p>Refer to the adopted National Electrical Code (N.E.C.) for all references regarding electrical installations within the International Residential Code (I.R.C.).</p>

(Ord. No. 4801, § 2(Exh. J), 9-21-20; Ord. No. 4894, § 7(Exh. F), 9-7-21; Ord. No. 4953, § 2(Exh. A), 5-2-22; Ord. No. 5061, § 3(Exh. B), 9-5-23)

Secs. 5-582—5-600. – Reserved

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