
City of Harker Height

Contractors Meeting

February 19, 2020

# 2020 National Electric Code

TDLR will adopt the 2020 NEC as the electrical code for the state of Texas and establish it as the “minimum standard” for all electrical work in Texas covered by the Act. The proposed effective date is September 1, 2020.

# 210.8 Ground-Fault Circuit-Interrupter Protection

Change at a glance:

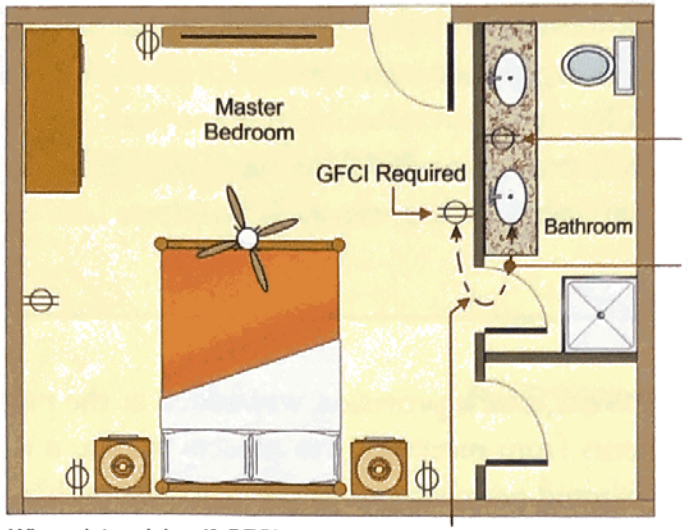
Revision removes “door” and “doorway” as items the supply cord of an appliance connected to the receptacle should not pass through in order to satisfy measurement requirements for GFCI protection.

# 210.8 Ground-Fault Circuit-Interrupter Protection

## 210.8

Ground-Fault Circuit-Interrupter Protection for Personnel

**210.8 Measurements for GFCI Protection**

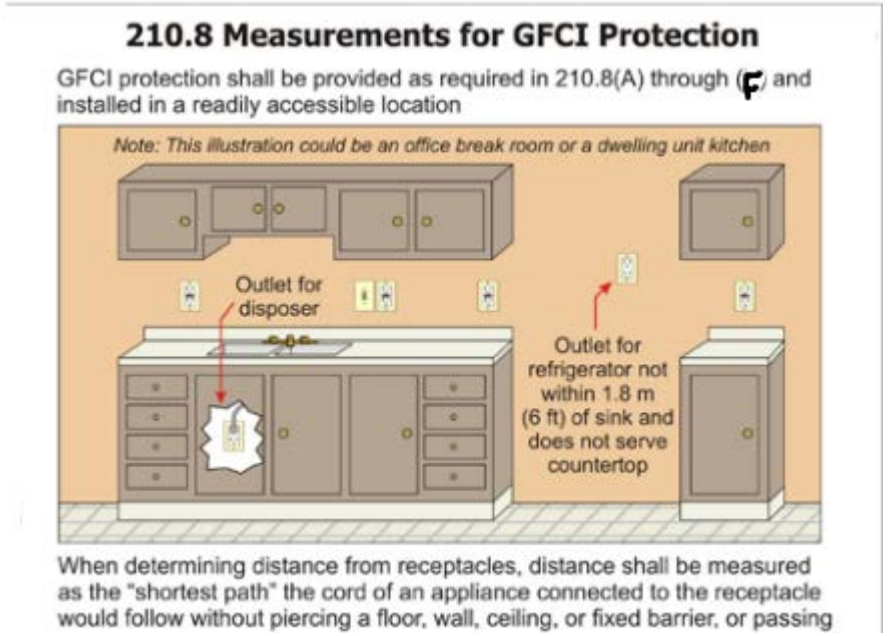



All 125-volt through 250-volt receptacles installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink requires GFCI protection *[210.8(A)(7)]*

Less than 1.8 m (6 ft)

When determining if GFCI protection for personnel is required and a measurement is involved, the distance from a receptacle is required to be measured as the shortest path the supply cord of an appliance connected to the receptacle would follow without piercing a floor, wall, ceiling, or fixed barrier, or the shortest path without passing through a ~~door, doorway, or~~ window *[210.8]*

# 210.8 Ground-Fault Circuit-Interrupter Protection



# 210.8 (A) Dwelling unit GFCI protection

**210.8(A)**
Dwelling Unit GFCI Protection

**210.8(A) Ground-Fault Circuit-Interrupter Protection for Personnel, Dwelling Units**

**Type of change:** Revision

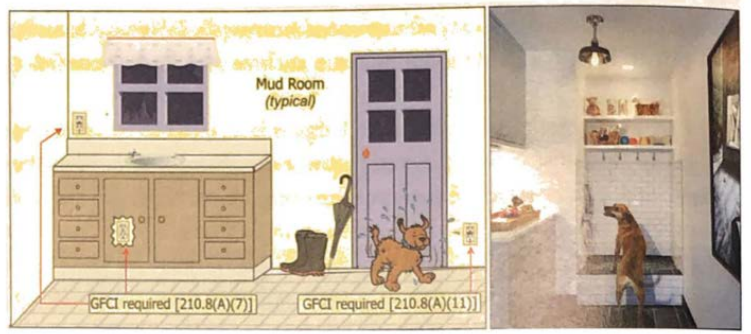
**Change at a Glance:** Dwelling unit GFCI protection has been expanded to all 125-volt through 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to ground installed in the specified areas of 210.8(A).

# 210.8 (A) (11) GFCI Protection at indoor damp and wet locations of a Dwelling unit.

## 210.8(A)(11)

GFCI Protection at Indoor Damp and Wet Locations of Dwelling Units

**210.8(A)(11) GFCI Protection for Indoor Damp or Wet Locations**




All 125-volt through 250-volt receptacles supplied by a single-phase branch circuit rated 150 volts or less to ground installed in indoor damp or wet locations require ground-fault circuit-interrupter (GFCI) protection for personnel

**210.8(A)(11) Ground-Fault Circuit-Interrupter Protection for Personnel, Dwelling Units, Indoor damp and wet locations**

**Type of change:** New

**Change at a Glance:** GFCI protection is now required at indoor damp and wet locations of dwelling units.

# 210.8 (F) GFCI Protection in Outdoor Outlets

## 210.8(F)

GFCI Protection in Outdoor Outlets

**210.8(F) Ground-Fault Circuit-Interrupter Protection for Personnel, Outdoor Outlets**

**Type of change:** New

**Change at a Glance:** GFCI protection is now required on dwelling unit outdoor outlets supplied by single-phase branch circuit rated 150 volts or less to ground, and 50 amperes or less (including 240-volt AC units).

**2017 Requirement:** GFCI protection was required for all 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed outdoors at dwelling units.

**2020 Requirement:** GFCI protection is required for all 125-volt through 250-volt receptacle outlets supplied by single-phase branch circuits rated 150 volts or less to ground installed in outdoor locations. Additionally, all outdoor outlets for dwelling units that are supplied by single-phase branch circuits rated 150 volts to ground or less, 50 amperes or less will now require GFCI protection (*with exceptions*). A branch circuit dedicated to deicing and snow-melting equipment or pipeline and vessel heating equipment is not required to be GFCI protected under very specific conditions as this receptacle outlet is exempt from GFCI protection by the requirements of 426.28 (*fixed outdoor electric deicing and snow-melting equipment.*) and 427.22 (*electric heat tracing and heating panels*). GFCI protection is also exempted for outdoor lighting outlets other than those covered in 210.8(C) (*crawl space lighting outlets*).

# 210.5 Devises not allowed to be Reconditioned

- Change at a glance:

New section has been added prohibiting GFCI devises, AFCI devices and ground-fault protection equipment from being reconditioned.

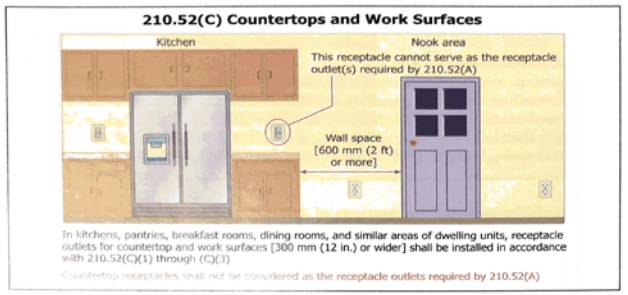


# 210.52(C) Receptacle Outlets for countertop or work surfaces



## 210.52(C)

Receptacle Outlets for Countertop or Work Surfaces




**210.52(C) Dwelling Unit Receptacle Outlets, Countertops and Work Surfaces**

Type of change: Revision

**Change at a Glance:** Revision clarifies that the receptacle outlets installed for countertop or work surfaces [210.52(C)] are not permitted to satisfy the requirement for receptacle outlet placement (wall spacing) as provided in 210.52(A).

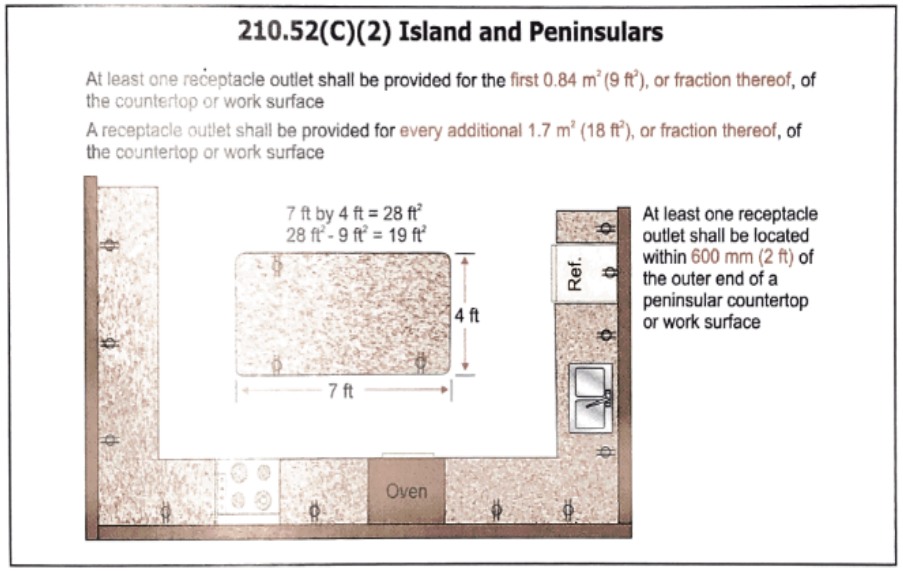
**2017 Requirement:** In dwelling unit kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces were required to be installed in accordance with 210.52(C)(1) through (C)(5). These *Code* references dealt with (1) wall countertop and work surfaces, (2) island countertop spaces, (3) peninsular countertop spaces, (4) separate spaces, and (5) receptacle outlet locations in these areas. There was no indication that these receptacle outlets for the countertops and work surfaces could not also satisfy the requirements of 210.52(A) for wall spacing requirements for other areas of the dwelling unit.

**2020 Requirement:** In dwelling unit kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider are required to be installed in accordance with 210.52(C)(1) through (C)(3). These list items now cover (1) wall spaces, (2) island and peninsular countertop and work surfaces, and (3) receptacle outlet locations in these areas. A new provision was added to indicate that these receptacle outlets cannot also serve as the receptacle outlets required by 210.52(A). A new sentence was also added to explain that each 300 mm (12 in.) of multioutlet assembly containing two or more receptacles installed in individual or continuous lengths are to be considered as one receptacle outlet for the purpose of 210.52(C) and spacing requirement for countertops and work surfaces.

# 210.52 (C)(1), (C)(2) and (C)(3) Receptacle in wall spaces, island and peninsular countertops and work spaces.

## 210.52(C)(1), (C)(2), and (C)(3)

Receptacles in Wall Spaces, Island and Peninsular Countertops and Work Spaces




**210.52(C)(1), (C)(2), and (C)(3) Dwelling Unit Receptacle Outlets, Countertops and Work Surfaces, Wall Spaces, Island and Peninsular Countertops and Work Spaces, Receptacle Outlet Location**

**Type of change:** Revision

**Change at a Glance:** Revision creates two separate List Items for wall space, and island and peninsular countertops and work surfaces. For island and peninsular countertop and work surfaces, the horizontal measurement was changed to a square foot calculation to determine the number of receptacles required. One receptacle outlet is required for the first 9 sq. ft of countertop and an additional receptacle outlet is required for each additional 18 sq. ft. or fraction thereof.

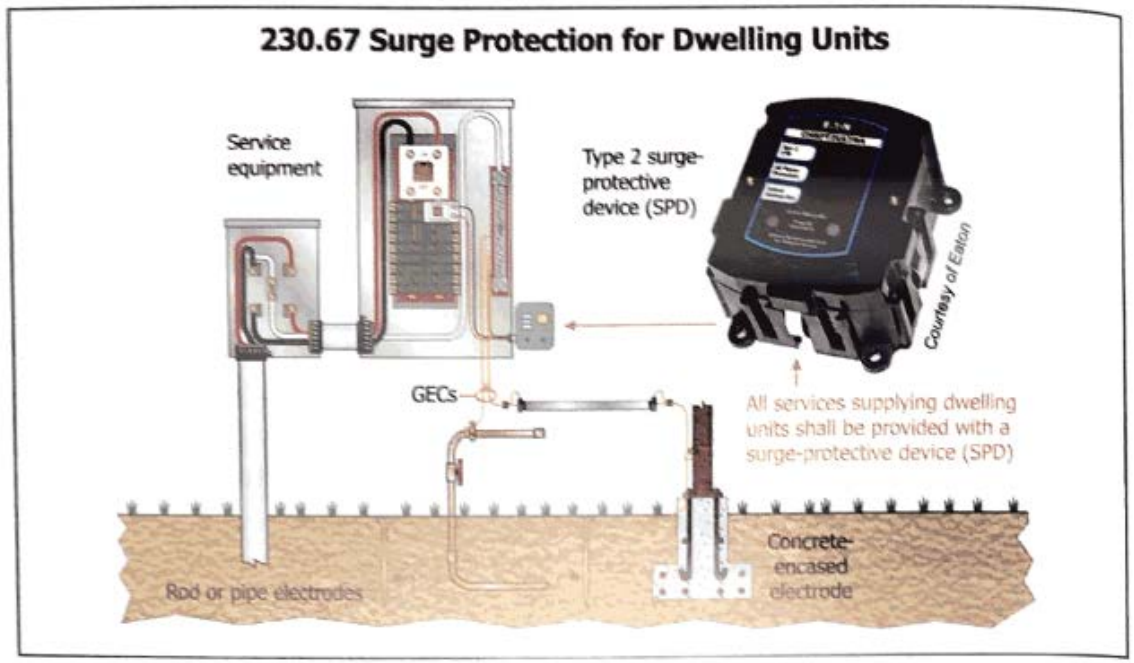
**2017 Requirement:** At least one receptacle was required to be installed at each island countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. At least one receptacle outlet was required to be installed at each peninsular countertop long dimension space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop was measured from the connected perpendicular wall.

**2020 Requirement:** At least one receptacle is required to be provided for the first 0.84 $m^2$ (9 $ft^2$), or fraction thereof, of the countertop or work surface. An additional receptacle outlet is required for every additional 1.7 $m^2$ (18 $ft^2$), or fraction thereof, of the countertop or work surface. At least one receptacle outlet must be located within 600 mm (2 ft) of the outer end of a peninsular countertop or work surface. Additional required receptacle outlets are permitted to be located as determined by the installer, designer, or building owner. The location of the receptacle outlets must be installed in accordance with 210.52(C)(3).

# 230.67 Surge Devices in Dwelling Units.

**230.67**

Surge Protection Devices in Dwelling Units




230.67 Surge Protection

**230.67 Surge Protection**

**Type of change:** New

**Change at a Glance:** New requirement added to require surge protection on all services at dwelling units.

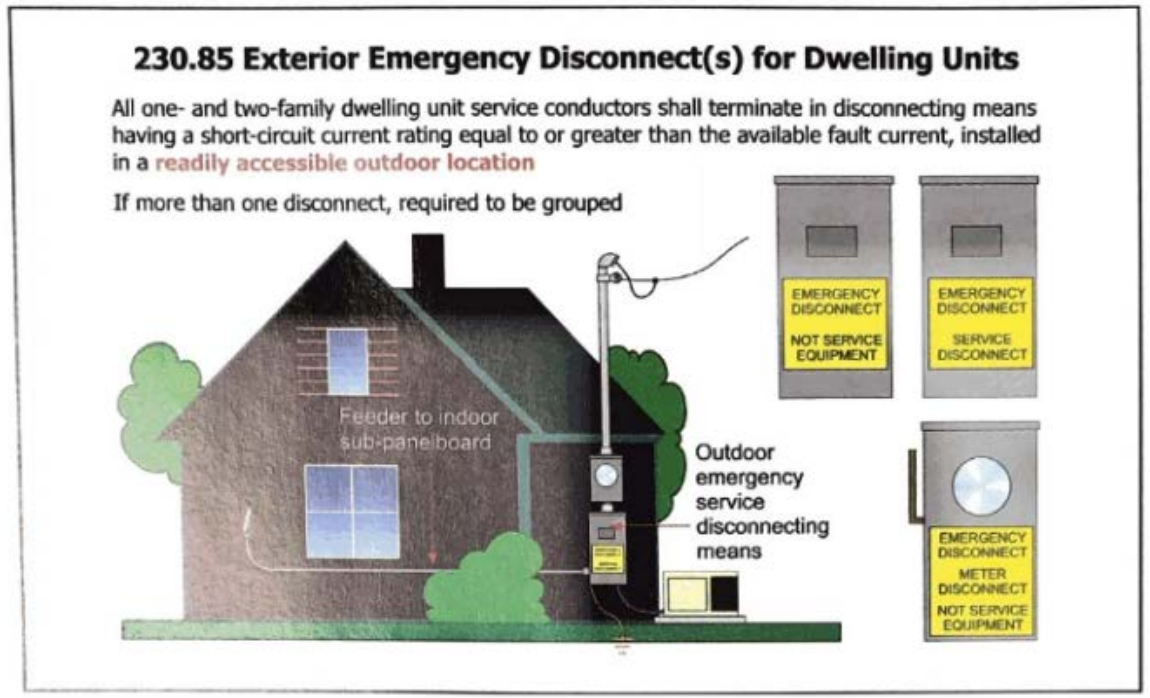
**2017 Requirement:** There was no *NEC* requirement demanding any surge protection at dwelling units.

**2020 Requirement:** All dwelling unit services are now required to be provided with surge-protection. The surge protection device (SPD) must be an integral part of the service equipment or located immediately adjacent to the service equipment unless it is supplied at each next level distribution equipment downstream toward the load. This SPD is required to be either a Type 1 or Type 2 SPD. This requirement applies to residential service equipment being replaced as well.

# 230.85 Emergency Disconnect at a Readily Accessible location

**230.85**

Emergency Disconnect at a Readily Accessible Location




230.85 Emergency Disconnects

**Type of change:** New

**Change at a Glance:** New requirement added to require an emergency disconnect at a readily accessible outdoor location for dwelling units.

**2017 Requirement:** The service disconnecting means was required to be installed at a readily accessible location and located outside the building or inside nearest the point of entrance [*see 210.70(A)(1)*]. An initiation device for the rapid shutdown of a PV system was required to be installed at a readily accessible location outside the building for one-family and two-family dwellings [*see 690.12(C)*].

**2020 Requirement:** The service disconnecting means can still be installed at a readily accessible location and located outside the building or inside nearest the point of entrance. However, an emergency disconnecting means (*which could include the service disconnecting means*) for a one- or two-family dwelling is now required to be installed and located on the outside of the structure. An initiation device for the rapid shutdown of a PV system is still required to be installed at a readily accessible location outside the building for one-family and two-family dwellings.

# 250.64 (B)(2) and (B)(3) Grounding Electrode Conductor installation, exposed to physical damage.

- Change at a glance:

Revisions clarify that schedule 80 is required when PVC conduit is used for protection from physical damage for a grounding electrode conductor

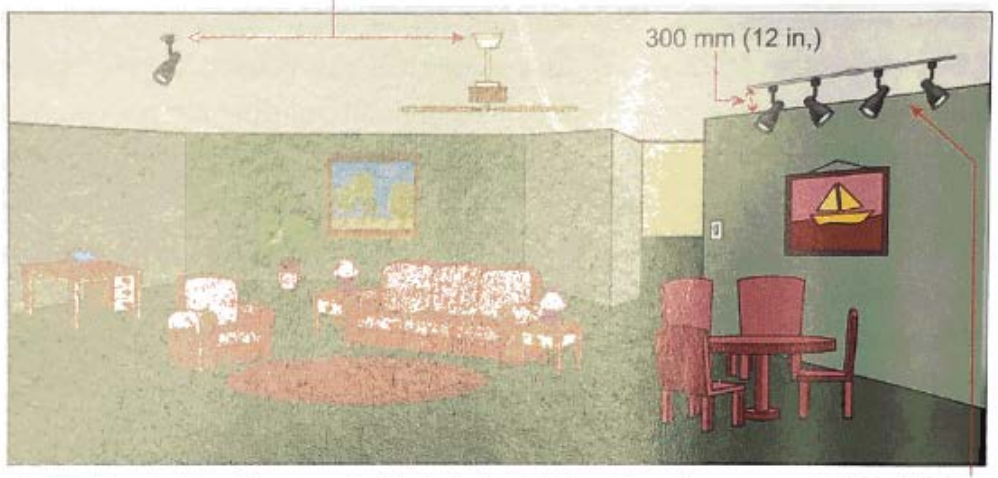
# 314.27(C) Outlet Boxes for Support of Ceiling-Suspended (Paddle) fan Outlets

## 314.27(C)

Outlet Boxes for Support of Ceiling-Suspended (Paddle) Fan

**314.27(C) Boxes at Ceiling-Suspended (Paddle) Fan Outlets**

All outlet boxes mounted in ceilings of habitable rooms of dwelling units required to be listed for the sole support of a ceiling-suspended (paddle) fan *(or outlet box providing access to structural framing capable of supporting of a ceiling-suspended (paddle) fan bracket or equivalent)*




Applicable only in locations acceptable for the installation of a ceiling-suspended (paddle) fan

**314.27(C) Outlet Boxes, Boxes at Ceiling-Suspended (Paddle) Fan Outlets**

**Type of change:** Revision

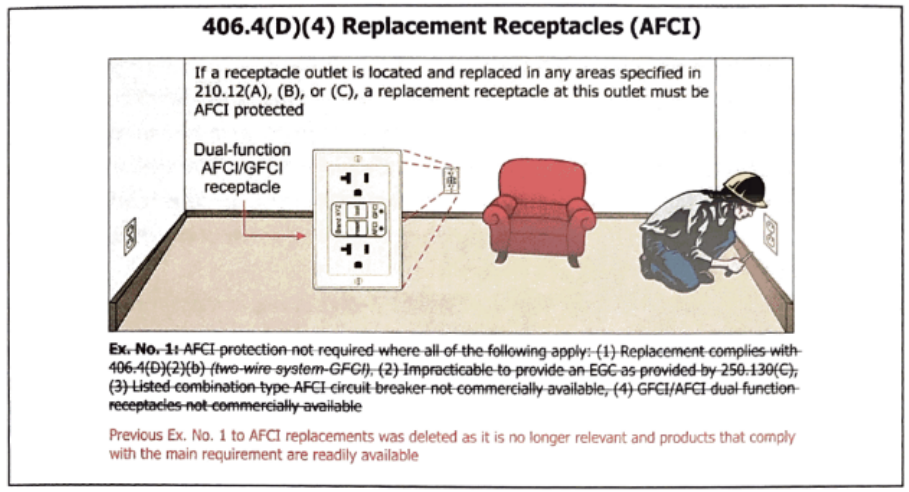
**Change at a Glance:** Revision will now generally require all outlet boxes mounted in a location acceptable for the installation of a ceiling-suspended (paddle) fan in the ceilings of habitable rooms of dwelling units to be listed for the sole support of ceiling-suspended (paddle) fan.

**2017 Requirement:** Where a "spare," separately switched, ungrounded conductor was provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system was required to be listed for sole support of a ceiling-suspended (paddle) fan.

# 406.4 (D) (4), Ex No 1

## 406.4(D)(4), Ex. No. 1

General Installation Requirements (Receptacles)




**406.4(D)(4), Ex. No. 1 General Installation Requirements (Receptacles)**

**Type of change:** Revision

**Change at a Glance:** Previous Ex. No. 1 to AFCI replacements was deleted as it is no longer relevant. Products that comply with the main requirement are now available.

**Analysis of Changes:** At an existing occupancy, whenever an existing receptacle outlet is replaced in an area that would require arc-fault circuit-interrupter (AFCI) protection or ground-fault circuit-interrupter (GFCI) protection under today's *Code*, the new receptacle outlet is generally required to be provided with AFCI or GFCI protection. GFCI protection for replacement receptacles was first instituted in the 1993 *NEC* [see 210-7(d)] and AFCI protection for replacement receptacles began with the 2011 edition of the *NEC*.

Δ **(4) Arc-Fault Circuit-Interrupter Protection.** If a receptacle outlet located in any areas specified in 210.12(A), (B), or (C) is replaced, a replacement receptacle at this outlet shall be one of the following:

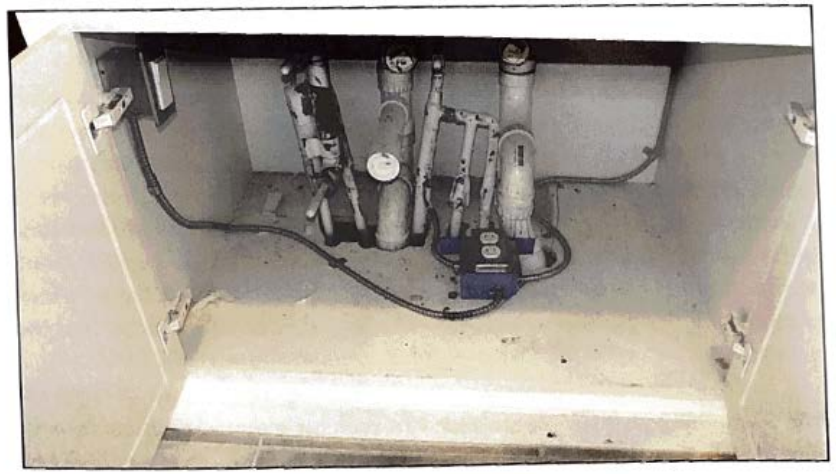
(1) A listed outlet branch-circuit type arc-fault circuit-interrupter receptacle
(2) A receptacle protected by a listed outlet branch-circuit type arc-fault circuit-interrupter type receptacle
(3) A receptacle protected by a listed combination type arc-fault circuit-interrupter type circuit breaker

*Exception: Section 210.12(D), Exception, shall not apply to replacement of receptacles.*

Older homes are statistically more vulnerable to electrical fires. Extra protection for older homes is provided by the gradual replacement, over time, of non-AFCI-protected receptacles with new AFCI-protected ones.

# 406.5 (G)(2) Receptacle mounting under sink

**406.5(G)(2)**
Receptacle Mounting Under Sinks



**406.5(G)(2) Receptacle Mounting, Receptacle Orientation, Countertop and Work Surfaces, Under Sinks**

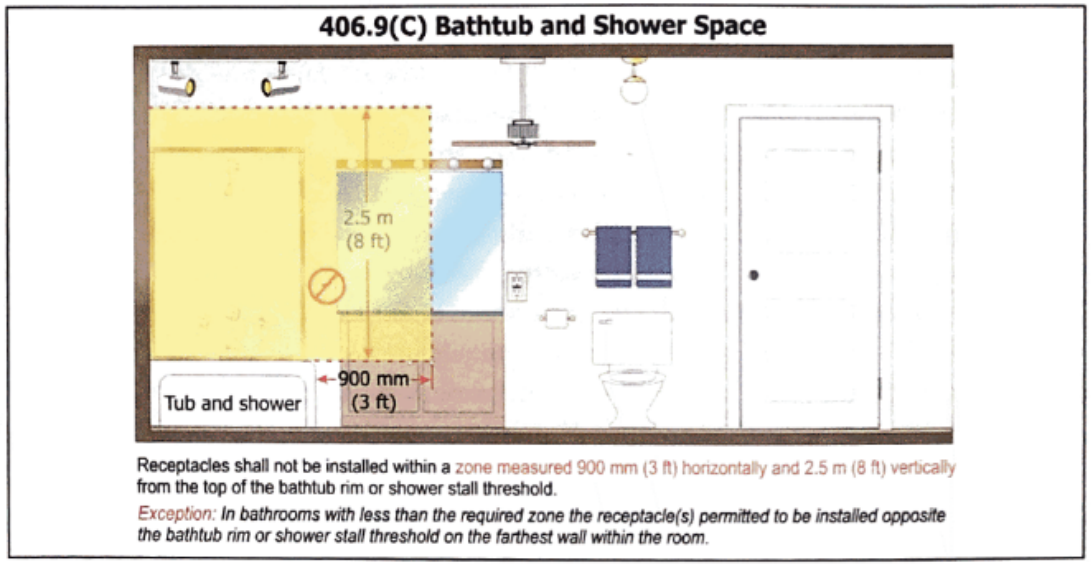
**Type of change:** New

**Change at a Glance:** Receptacle outlets are prohibited from being installed in the area beneath a sink in the face-up position.

# 406.9 (c) Receptacle limitations in Bathrooms

## 406.9(C)

Receptacle Limitations in Bathrooms




**406.9(C) Receptacles in Damp or Wet Locations, Bathtub and Shower Space**

**Type of change:** New/Revision

**Type of change:** New/Revision

**Change at a Glance:** Receptacle outlet(s) located in the area around a bathtub or shower stall have been revised to include a restricted "zone" similar to luminaires in said areas with an exception added for smaller space bathrooms.

**2017 Requirement:** Receptacle outlets were not permitted to be installed within or directly over a bathtub or shower stall. No direction was given as to what space this bathtub or shower stall encompassed.

**2020 Requirement:** Receptacles are now prohibited from being installed within a zone measured 900 mm (3 ft) horizontally and 2.5 m (8 ft) vertically from the top of the bathtub rim or shower stall threshold with this identified zone being all-encompassing and will include the space directly over the tub or shower stall. In bathrooms with dimensions less than the required zone, receptacle(s) are permitted to be installed opposite the bathtub rim or shower stall threshold on the farthest wall within the room.

# 406.12 Tamper-Resistant Receptacles

**406.12**
Tamper-Resistant Receptacles

**406.12 Tamper-Resistant Receptacles**

TR receptacles requirements or clarification was expanded to the following areas:

Attached and detached garages and accessory buildings to dwelling units

Common areas of multifamily dwellings and common areas of guest rooms and guest suites of hotels and motels

Assisted living facilities as small children can be present in these facilities as well

**406.12 Tamper-Resistant Receptacles**

**Type of change:** New/Revision

**Change at a Glance:** Requirements for tamper-resistant (TR) receptacles were expanded to attached and detached garages and accessory buildings of dwelling units. Common areas of multifamily dwelling units and hotels and motels are included as well. New List Item (8) was added for assisted living facilities.

(4) If the terminal for the equipment grounding conductor is not visible, the conductor entrance hole shall be marked with the word *green* or *ground*, the letters *G* or *GR*, a grounding symbol, or otherwise identified by a distinctive green color. If the terminal for the equipment grounding conductor is readily removable, the area adjacent to the terminal shall be similarly marked.

Informational Note: See Informational Note Figure 406.10(B)(4).

***INFORMATIONAL NOTE FIGURE 406.10(B)(4)***
*One Example of a Symbol Used to Identify the Termination Point for an Equipment Grounding Conductor.*

Section 406.10(B)(3) requires the grounding terminal of an adapter to be a green-colored ear, lug, or similar device, thereby prohibiting use of an adapter with an attached pigtail grounding wire, which was used for many years.

**(C) Grounding Terminal Use.** A grounding terminal shall not be used for purposes other than connection to the equipment grounding conductor.

**(D) Grounding-Pole (Connection) Requirements.** Grounding-type attachment plugs and mating cord connectors and receptacles shall be designed such that the equipment grounding connection is made before the current-carrying connections. Grounding-type devices shall be so designed that grounding poles of attachment plugs cannot be brought into contact with current-carrying parts of receptacles or cord connectors.

The grounding blade of the attachment plug cap of most grounding-type combinations is longer than the circuit conductor blades and is used to ensure a "make-first, break-last" grounding connection. In some non-ANSI, pin-and-sleeve-type configurations, the grounding contact of the receptacle is closer to the face of the receptacle than it is to other contacts, serving the same purpose.

**(E) Use.** Grounding-type attachment plugs shall be used only with a cord having an equipment grounding conductor.

Informational Note: See 250.126 for identification of equipment grounding conductor terminals.

**406.11 Connecting Receptacle Grounding Terminal to Box.** The connection of the receptacle grounding terminal shall comply with 250.146.

**406.12 Tamper-Resistant Receptacles.** All 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles in the areas specified in 406.12(1) through (8) shall be listed tamper-resistant receptacles.

(1) Dwelling units, including attached and detached garages and accessory buildings to dwelling units, and common areas of multifamily dwellings specified in 210.52 and 550.13

(2) Guest rooms and guest suites of hotels, motels, and their common areas

(3) Child care facilities

(4) Preschools and education facilities

(5) Business offices, corridors, waiting rooms and the like in clinics, medical and dental offices, and outpatient facilities

(6) Subset of assembly occupancies described in 518.2 to include places of awaiting transportation, gymnasiums, skating rinks, and auditoriums

(7) Dormitory units

(8) Assisted living facilities

Informational Note No. 1: This requirement would include receptacles identified as 5-15, 5-20, 6-15, and 6-20 in ANSI/NEMA WD 6-2016, *Wiring Devices — Dimensional Specifications*.

Informational Note No. 2: Assisted living facilities are Institutional Use Group I-1 per IBC 2015.

The requirements for tamper-resistant receptacles ensure that children will be protected in all types of environments — in closely supervised areas, such as pediatric care locations and child care facilities, as well as in less structured, residential environments. Tamper-resistant construction provides the most effective and permanent means of preventing children from inserting foreign objects into receptacles. These receptacles are recognized in the U.S. General Services Administration (GSA) publication PBS 140, *Child Care Center Design Guide* (March 2003), as a critical design feature for child care areas.

*Exception to (1), (2), (3), (4), (5), (6), (7) and (8): Receptacles in the following locations shall not be required to be tamper resistant:*

*(1) Receptacles located more than 1.7 m (5½ ft) above the floor*
*(2) Receptacles that are part of a luminaire or appliance*
*(3) A single receptacle, or a duplex receptacle for two appliances, located within the dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug-connected in accordance with 400.10(A)(6), (A)(7), or (A)(8)*
*(4) Nongrounding receptacles used for replacements as permitted in 406.4(D)(2)(a)*

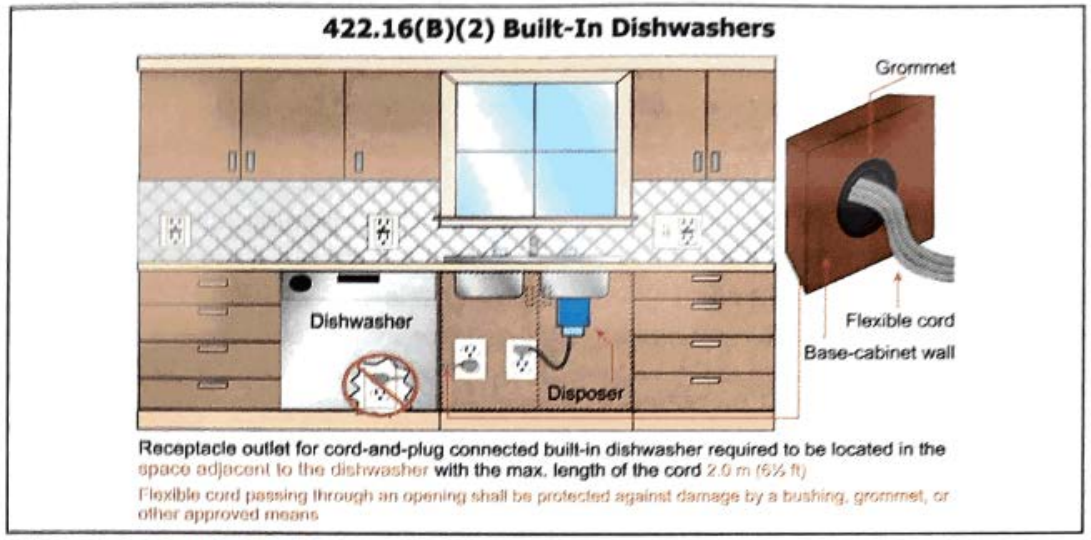
All areas specified in 210.52, as well as the pediatric areas in Article 517, require tamper-resistant receptacles. Lodging facilities require tamper-resistant receptacles to provide the same level of protection for children as they would have at home. Likewise, the receptacles in child care facilities, medical care occupancies, and some areas of assembly occupancies are required to be tamper resistant. Exhibit 406.5 shows a typical tamper-resistant receptacle.

Locking-type receptacles are not required to be tamper resistant. Only those receptacles installed at a height below 5½ feet can meet the requirements in 210.52 for wall spacing. Receptacles installed above 5½ feet are not accessible and are well out of reach

# 422.16 (B) (2) Flexible cords

**422.16(B)(2)**

Flexible Cords Requirements for Built-in Dishwashers and Trash Compactors




**422.16(B)(2) Flexible Cords, Specific Appliances, Built-in Dishwashers and Trash Compactors**

**Type of change:** Revision

**Change at a Glance:** A flexible cord to an adjacent space for a dishwasher passing through an opening is now required to be protected in the form of a bushing, grommet or other approved means.

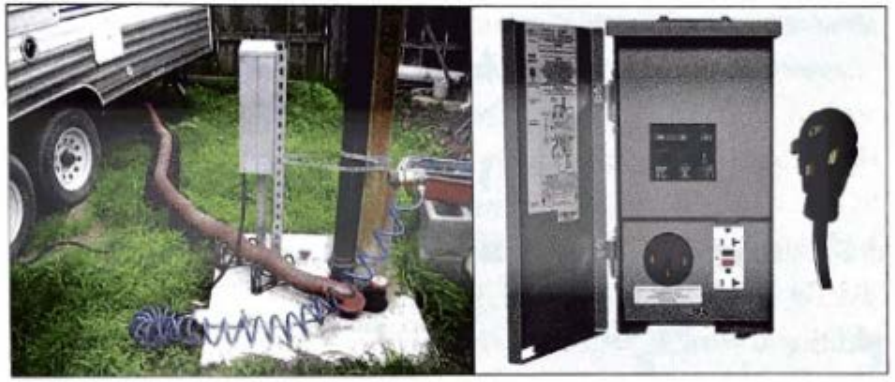
# 550.32 Service Equipment, Additional Receptacle

## 550.32(E)

Receptacle Providing Power to a Mobile or Manufactured Home

**550.32(E) Supply Receptacles for Mobile or Manufactured Homes**

Receptacles located outside mobile or manufactured homes required to be provided with GFCI protection as specified by 210.8(A)



Receptacles providing power to mobile or manufactured homes in accordance with 550.10, are not required to be provided with GFCI protection

**550.32(E) Service Equipment, Additional Receptacles**

**Type of change:** Revision

**Change at a Glance:** Revisions clarify that a receptacle providing power to a mobile or manufactured home in accordance with 550.10 need not be provided with GFCI protection.

# 680.4 Inspections after installation

**680.4**
Inspections After Installation


**680.4 Inspections After Installation. (*Swimming Pools, Fountains, and Similar Installations*)**

**Type of change:** New

**Change at a Glance:** New section (*Inspections After Installation*) was added to provide the AHJ with the opportunity to address hazards associated with aging pool installations.

**2017 Requirement:** No provisions existed in Article 680 to address a "reinspection" or inspection after the initial installation of electrical installations for pool equipment.

**2020 Requirement:** A new section was added to Article 680 granting the AHJ permition to require periodic inspection and testing of pool related equipment.

# 680.21 (c) Motors (Swimming pools, fountains and similar Install), GFCI protection

## 680.21(C)

GFCI Protection in Motors Used in Swimming Pools

**680.21(C) GFCI Protection for Motors**

Outlets supplying *all* pool motors on branch circuits rated 150 volts or less to ground and 60 amperes or less, single- or 3-phase, shall be provided with Class A GFCI protection

Exception permits listed low-voltage motors not requiring grounding (with ratings not exceeding the low-voltage contact limit) supplied by listed transformers or power supplies to be installed without GFCI protection

**680.21(C) Motors. (Swimming Pools, Fountains, and Similar Installations), GFCI Protection**

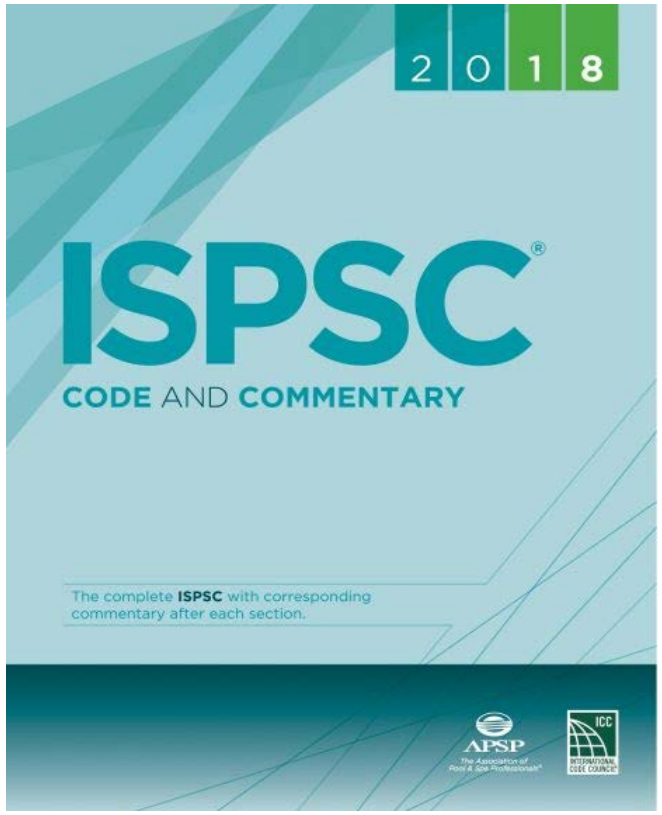
**Type of change:** New/Revision

**Change at a Glance:** GFCI protection is applicable to all motors used in pool applications. Exception added for listed low-voltage motors not requiring grounding.

**2017 Requirement:** Outlets supplying pool pump motors connected to single-phase, 120-volt through 240-volt branch circuits (whether by receptacle or by direct connection), were required to be provided with ground-fault circuit-interrupter protection (GFCI) for personnel.

**2020 Requirement:** Outlets supplying all pool motors on branch circuits rated 150 volts or less to ground and 60 amperes or less, single- or 3-phase, shall be provided with Class A ground-fault circuit-interrupter protection. An exception permits listed low-voltage motors not requiring grounding (*with ratings not exceeding the low-voltage contact limit)* supplied by listed transformers or power supplies to be installed without GFCI protection.

The Texas legislature has passed HB 2858, which sets a model code for the construction of pools and spas in the state and allows municipalities to adopt and amend the ICC Pool and Spa Code in the state to require model standards for building, remodeling and repairing pools and spas.

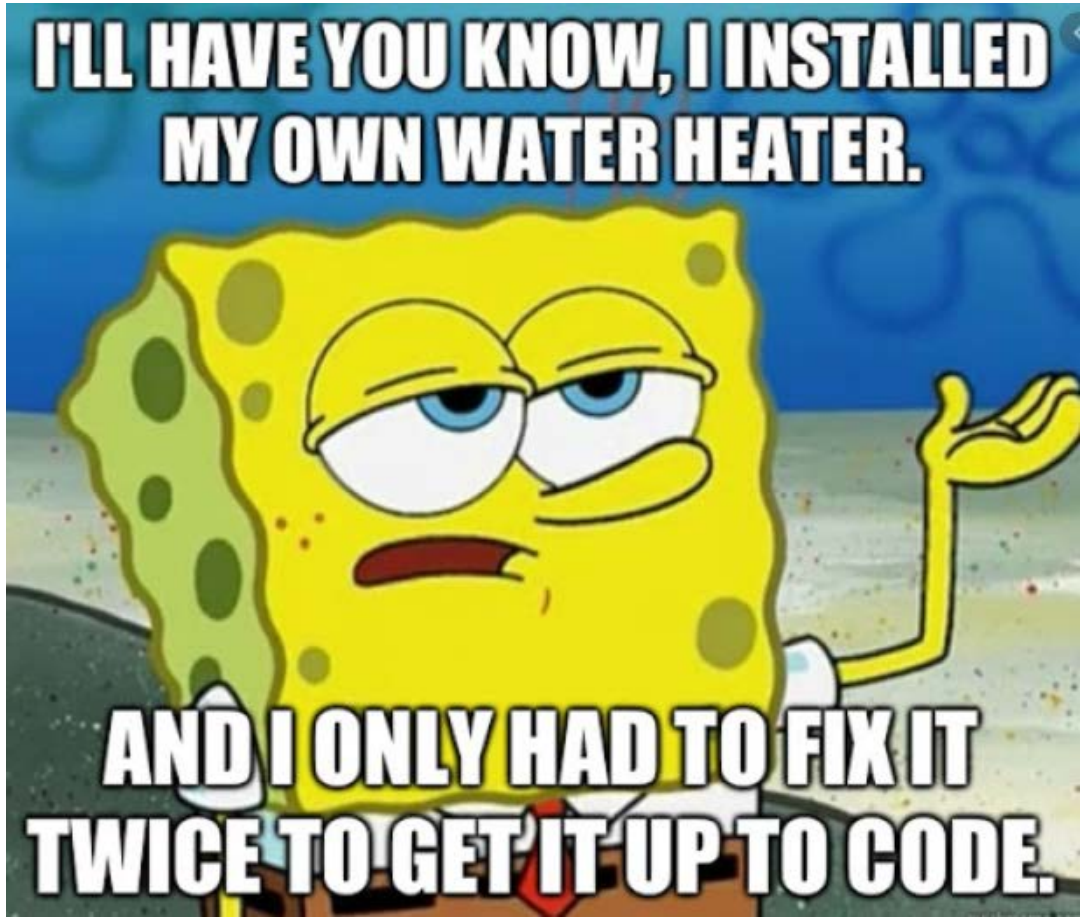



**Effective September 1, 2020.**

# 2021 Code Adoption
# Estimated adoption date: February 2021


INTERNATIONAL CODE COUNCIL
BUILDING SAFETY

# Water Heater installation



## 504.2 Vacuum relief valve.

Bottom fed water heaters and bottom fed tanks connected to water heaters shall have a vacuum relief valve installed. The vacuum relief valve shall comply with ANSI Z21.22.

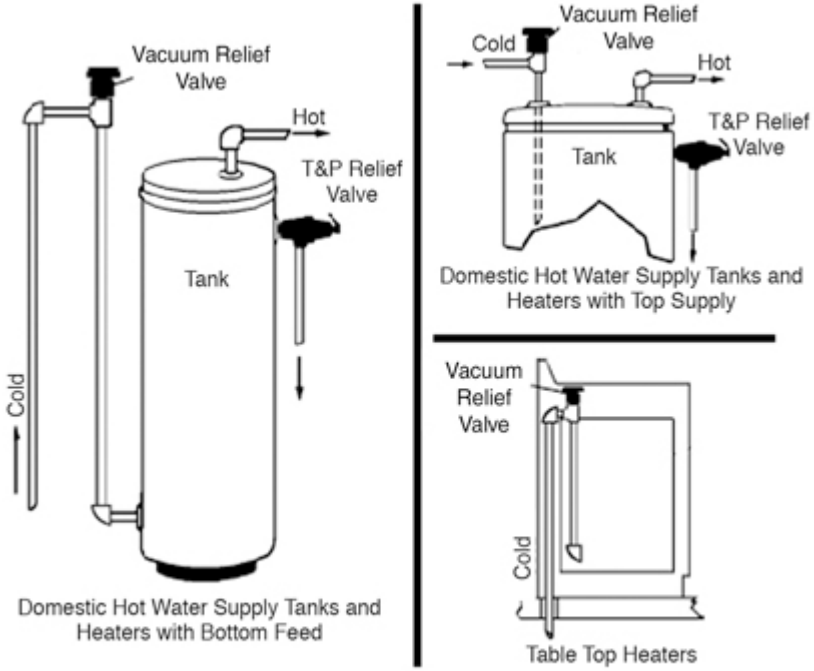



**FIGURE 608.7**
**VACUUM RELIEF VALVE INSTALLATION**

# Expansion Tank

607.3 Thermal expansion control.

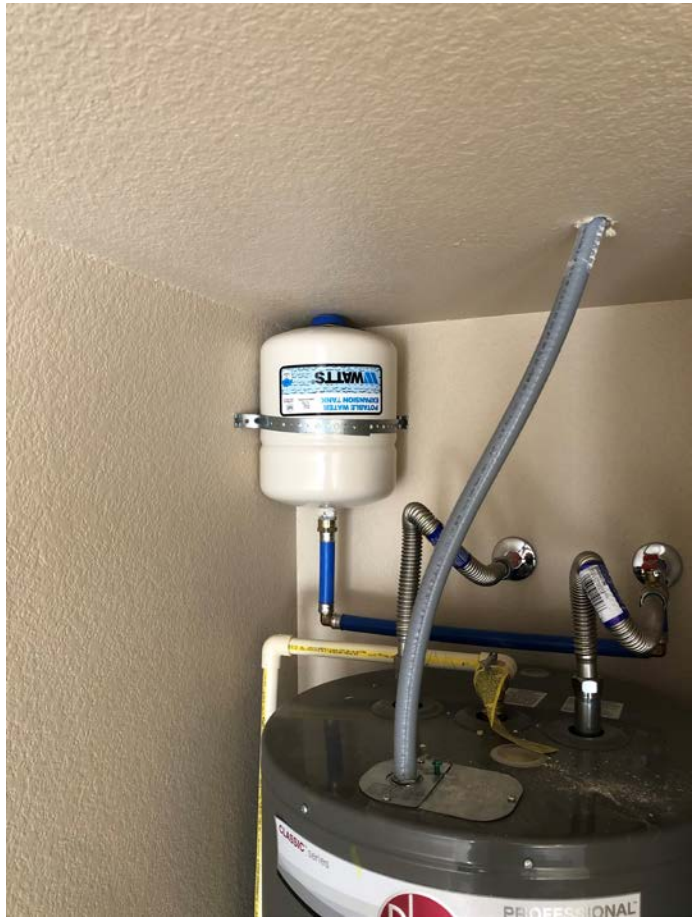
Where a storage water heater is supplied with cold water that passes through a check valve, pressure reducing valve or backflow preventer, a thermal expansion tank shall be connected to the water heater cold water supply pipe at a point that is downstream of all check valves, pressure reducing valves and backflow preventers. Thermal expansion tanks shall be sized in accordance with the tank manufacturer's instructions and shall be sized such that the pressure in the water distribution system shall not exceed that required by Section 604.8.

# Expansion Tank Install

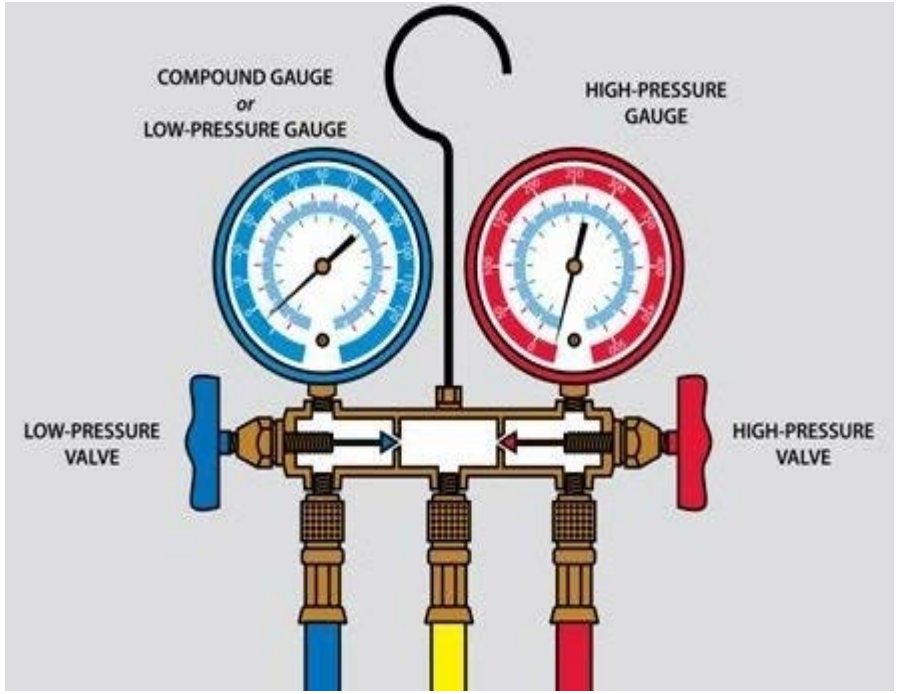
Thermal expansion tanks shall be sized and installed in accordance with the tank manufacturer’s instructions.

# Expansion Tank Support

# Expansion tank inspection



# Calibration of Gauges



# Accessory Building in Commercial

- Must be site built and meet all requirements set in the International Building Codes and the City Ordinance.

# Window Replacement 2015 IECC

R503.1.1.1 Replacement fenestration.

Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the replacement fenestration unit shall meet the applicable requirements for U-factor and SHGC as provided in Table R402.1.2.

# Fence Height requirements

150.34 FENCE HEIGHT.

(A) Except as provided in division (B) of this section, fences constructed in areas zoned “R” shall not exceed six feet in height measured from the finished grade. Fences constructed in all other zoned areas shall not exceed eight feet in height measured from the finished grade.

(B) Notwithstanding any contrary provision in this chapter, the Director of Planning and Development may approve an overall fence height not to exceed eight feet above finished grade in areas zoned “R”. Such authorization shall be based on specific proposals that demonstrate superior craftsmanship, aesthetic harmony with and enhancement of the streetscape and the neighborhood, structural integrity, durability, safety, and overall design exceeding the standards under § 150.36.

# Fence Height requirements

150.33 PLACEMENT.

(A) Fences shall be built on property lines to avoid conflicts between property owners. In the event that there is a dispute between property owners of the location of a property line, it shall be the responsibility of the property owners to resolve the conflict without intervention by the city.

(B) Any fence built in or across utility easements shall remain the responsibility of the property owner. In the event that the fence is constructed on an easement and the fence is subsequently damaged or destroyed through the exercise of the rights of the owner of the easement, the repair or replacement of the fence shall be the sole responsibility of the property owner.

(C) On premises five acres or larger in size, fences may be greater than five feet in height. Otherwise, fences and gates built in the front yard within the 25-foot building setback, where permitted, shall not exceed five feet in height.

(D) Fences built on a side yard shall be placed on the property line.

(1) Fences built on a side yard facing a public street may be placed on the property line. When the side yard is adjacent to the adjoining property's front yard, the side yard fences may not exceed four feet in height unless they are set back to the adjoining properties front yard setback line.

(2) Any fence in the rear yard of lots that contain a 25-foot building setback in the rear portion of the lot shall not exceed four feet in height

# Fence Height in side yard

# Parking in the Grass Ordinance

This year the City will be proposing a “No Parking in the Grass” Ordinance.

# Building Officials Association of Texas

# Bluebonnet ICC

# May is Building Safety Month

# Contact Information

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The Bright Star Of Central Texas

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