

August 2025 CONTRACTOR MEETING

City of Harker Heights
Planning & Development Department
August 27, 2025



Meet the Staff

Mike Beard Director of Planning/Building Official

Eric Moree Building & Code Coordinator

Fabian Brooks Building Inspector

Calvin Fleming Code Enforcement Supervisor

Alex McCoy Code Enforcement Officer

Trevor Jorgensen Permit Technician

SPECIAL GUEST



Agenda

City Code Cycle

Common Corrections

NEC – Review Kitchen Requirements

Texas SB 1202, SB 1252 & Permit Reviews

Remote Video Inspections (RVI) with REVCORD

Q & A



Current Code Cycle

- City of Harker Heights Ordinances
- 2023 National Electrical Code
- 2024 International Code Cycle
 - International Residential Code
 - International Building Code
 - International Existing Building Code
 - International Property Maintenance Code
 - International Fire Code
 - International Energy Code
 - International Fuel Gas Code
 - International Mechanical Code
 - International Swimming Pool & Spa Code



Common Corrections

FOUNDATION

Portal hold-downs

Tape poly laps

Ufers

Exposed plumbing & soil

Chairs

FRAMING

Boring and notching limitations

Nail plate requirements

Tension straps

Fire-Blocking

Anchor Bolts/mud straps

PLUMBING

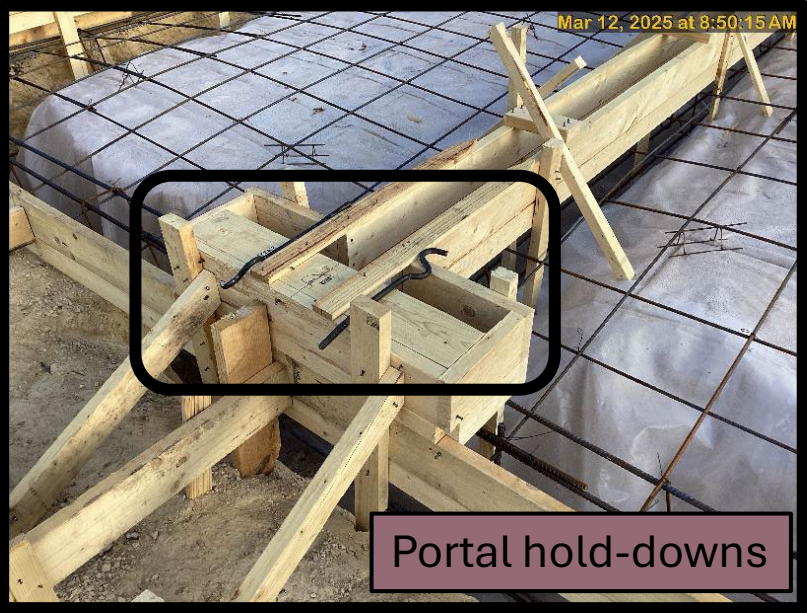
DWV test requirements

Insulation of water lines

S-Straps

VTR within 10' of opening

Common Corrections



Portal hold-downs



Sleeve through foundation wall



Ufer

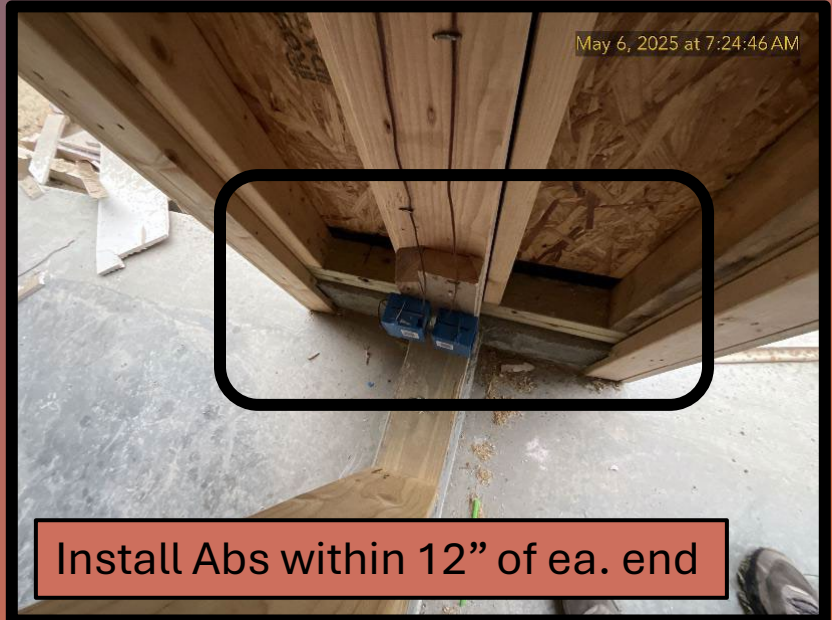
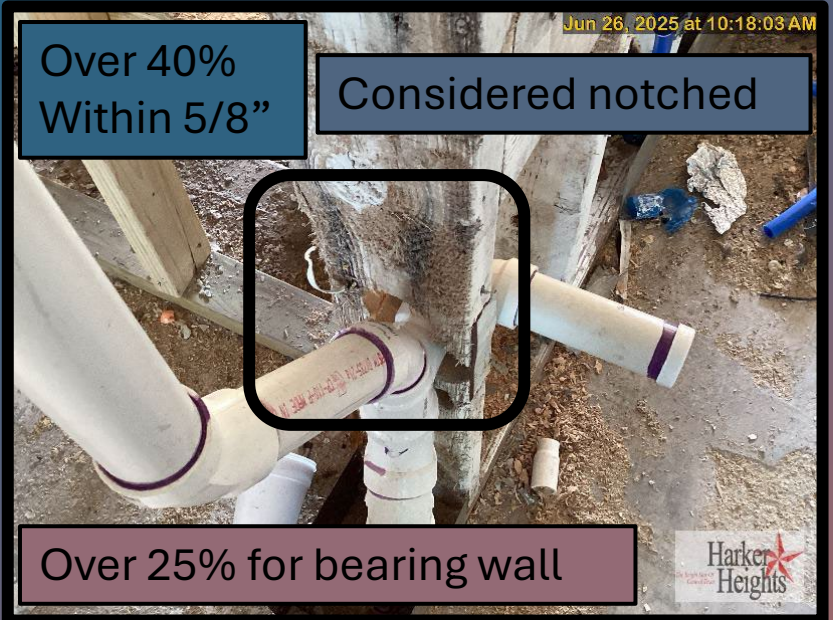


Flash penetrations for WRB



Ufer

Common Corrections



Common Corrections

Fire Blocking

Concealed wall spaces

Staircases

Staggered/double wall spaces

Back-to-back outlet boxes

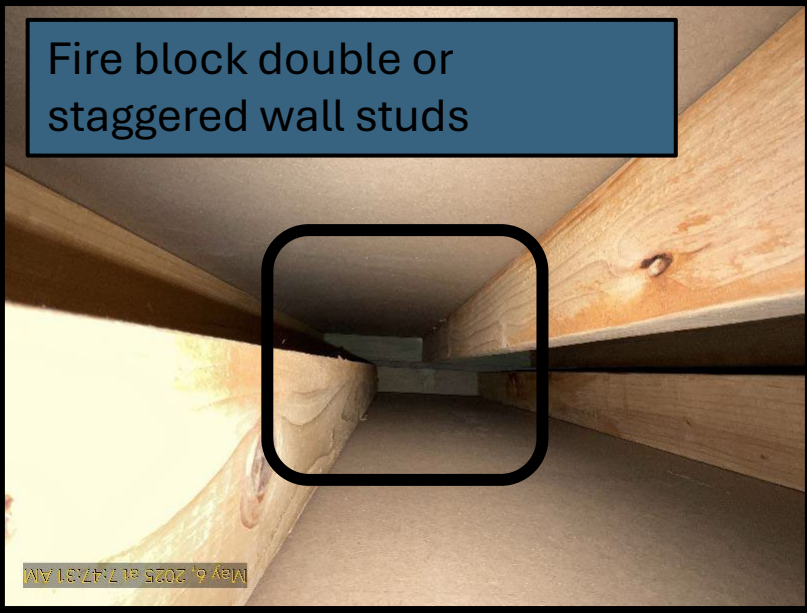
Fire rated valve boxes

Open side of tubs, showers, water heater, or HVAC closet platform



Common Corrections

Fire block double or staggered wall studs



Fire-rated valve box in fire-wall with water hammer arrestor



Nail Plate

Fire-wall open sides



May 6, 2025 at 7:56:04 AM



Nov 15, 2024 at 8:36:52 AM



Puddy pads back-to-back outlet boxes in fire-wall

Common Corrections

Insulation

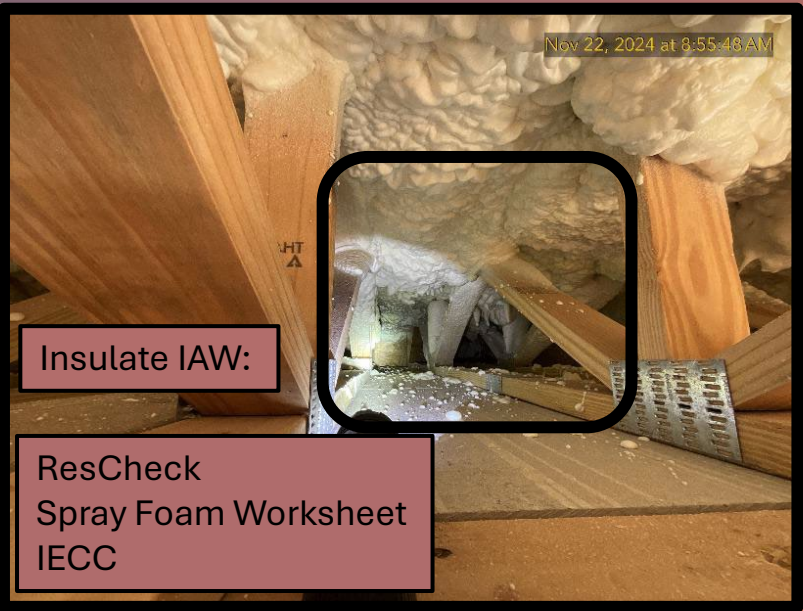
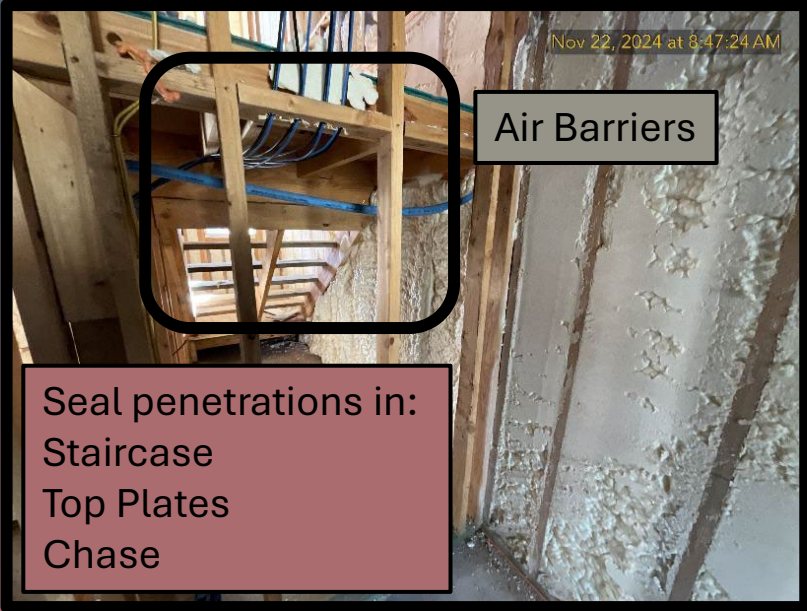
- ResCheck cavity fill vs. continuous Fill
- Spray foam worksheet
- Shingles and spray foam
- Unconditioned spaces spray foamed

Caulk sill plate

Seal

- Stud packs
- Headers
- Top plate penetrations
- Between floors and attic
- Concealed walls
- Air barrier penetrations
- Outlet boxes in thermal envelope

Common Corrections



Common Corrections

Water Heaters

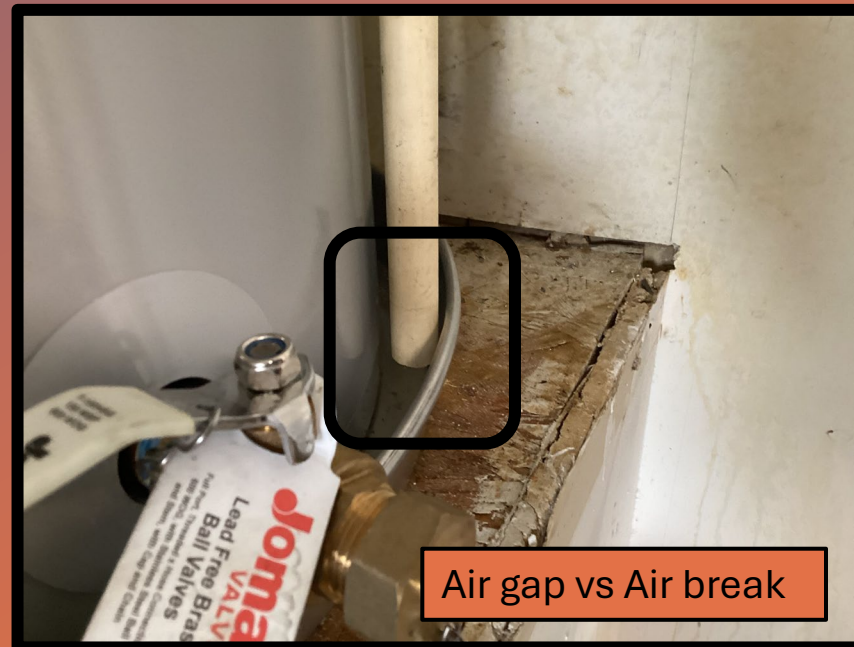
- Water pressure
- PRVs
- Thermal expansion device
- Thermal Expansion tank support
- T&P terminations
- 2029 Heat pump requirement

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Common Corrections



Common Corrections

Roofs

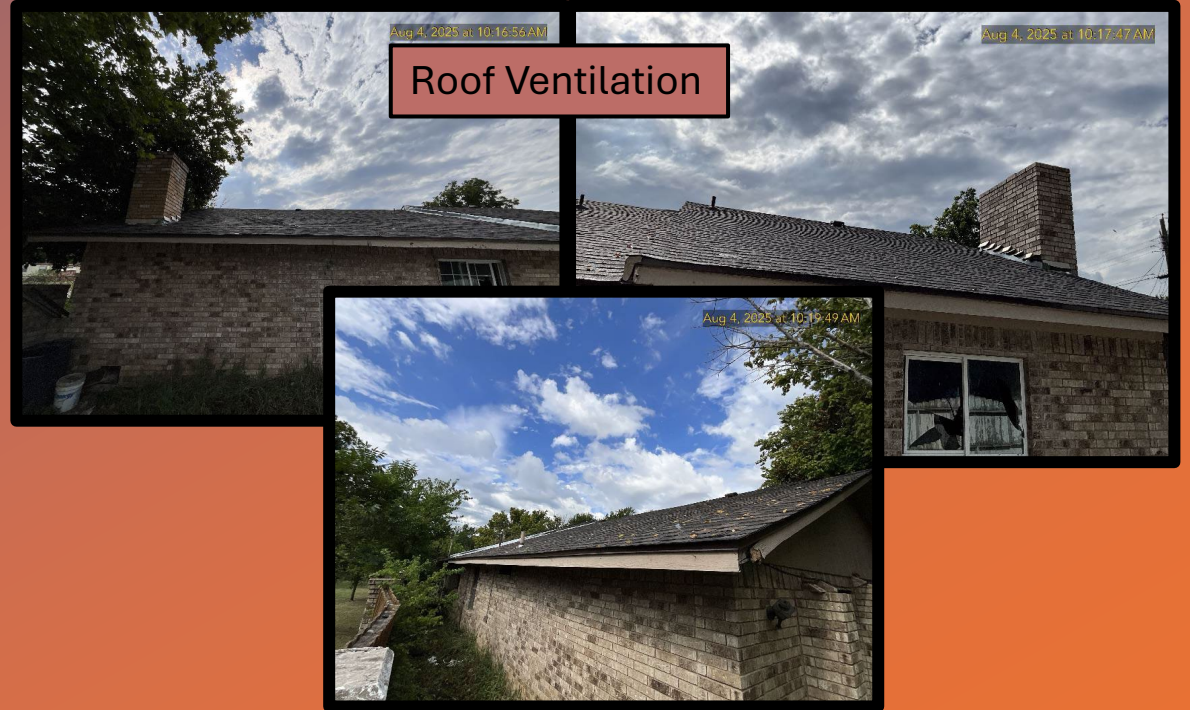
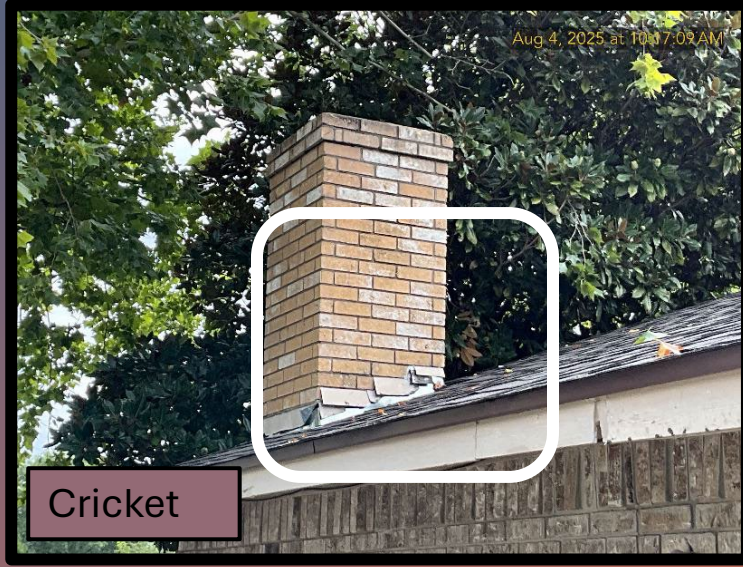
- Drip edge
- Kickout flashing
- Crickets
- Dryer terminations
- Roof ventilation

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Common Corrections



210.8(A)(6) Dwelling Units- Kitchens

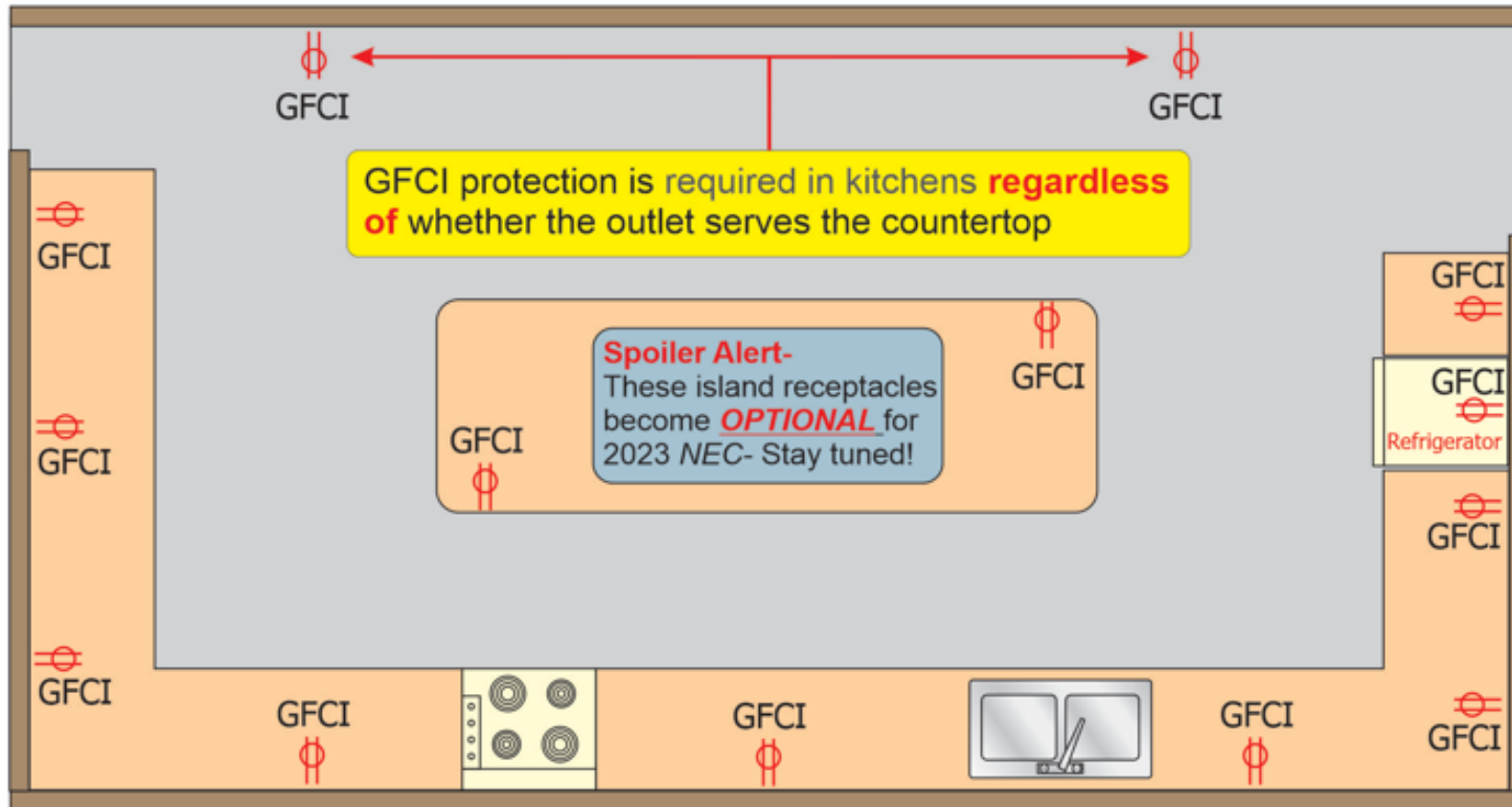
Ground-fault circuit-interrupter (*GFCI*) protection has been expanded to include any cord-and-plug equipment in the kitchen, regardless of whether the outlet serves the countertop

- ⚠ There have been 104 electrocutions that have taken place from 2011 to 2022 based on the Consumer Products Safety Commission (*CPSC*) database
- ⚠ Eighty-one percent of these accidents were from working on an appliance or other equipment
- ⚠ GFCI protection is required within a kitchen for receptacles that are
 - ✎ 125-volt through 250-volt and
 - ✎ supplied by single-phase branch circuits rated 150 volts or less

210.8(A)(6) Dwelling Unit Kitchens

Ground-fault circuit-interrupter (*GFCI*) protection required for receptacles in a kitchen

- All 125-volt through 250-volt receptacles
- single-phase branch circuits rated 150 volts or less to ground



210.8(D) Specific Appliances

The appliances (*cord-and-plug and hard-wired*) requiring ground-fault circuit-interrupter (*GFCI*) protection were placed into a list format for easier use

- ⚠️ GFCI protection will apply to **outlets** supplied by a branch circuit of 150 volts or less to ground and 60 amperes or less in a single-phase system
- ⚠️ Appliances now appear in a list format for enhanced useability and also correlate with 422.5
- ⚠️ **New appliances** appear in red text:

✎ Automotive vacuum machines

✎ Drinking water coolers and bottle fill stations

✎ High-pressure spray washing machines

✎ Tire inflation machines

✎ Vending machines

✎ Sump pumps

✎ Dishwashers

✎ **Electric ranges**

✎ **Wall-mounted ovens**

✎ **Counter-mounted cooking units**

✎ **Clothes dryers**

✎ **Microwave ovens**

210.52(C) Dwelling Units- Island and Peninsular

The requirement for receptacles serving the countertop or work surface of an island or peninsula has been **made optional**, but guidance for their location has been maintained when they are provided

- ⚠ Data compiled by the Consumer Products Safety Commission (CPSC) document 45 reports of burns or other injuries between January 1991 and 2020
- ⚠ An estimated 9,700 burns or other injuries were treated in U.S. hospital emergency rooms
- ⚠ Most injuries were the result of hot contents being spilled from countertop cooking appliances on children who pulled the appliance cord
- ⚠ The installation of a receptacle outlet for these locations will **now be optional**
- ⚠ In the event a receptacle outlet is not provided, the electrical contractor must provide a method to the island or peninsula for the future addition of a receptacle outlet (*Example: NM or UF cable in a box with cover*)

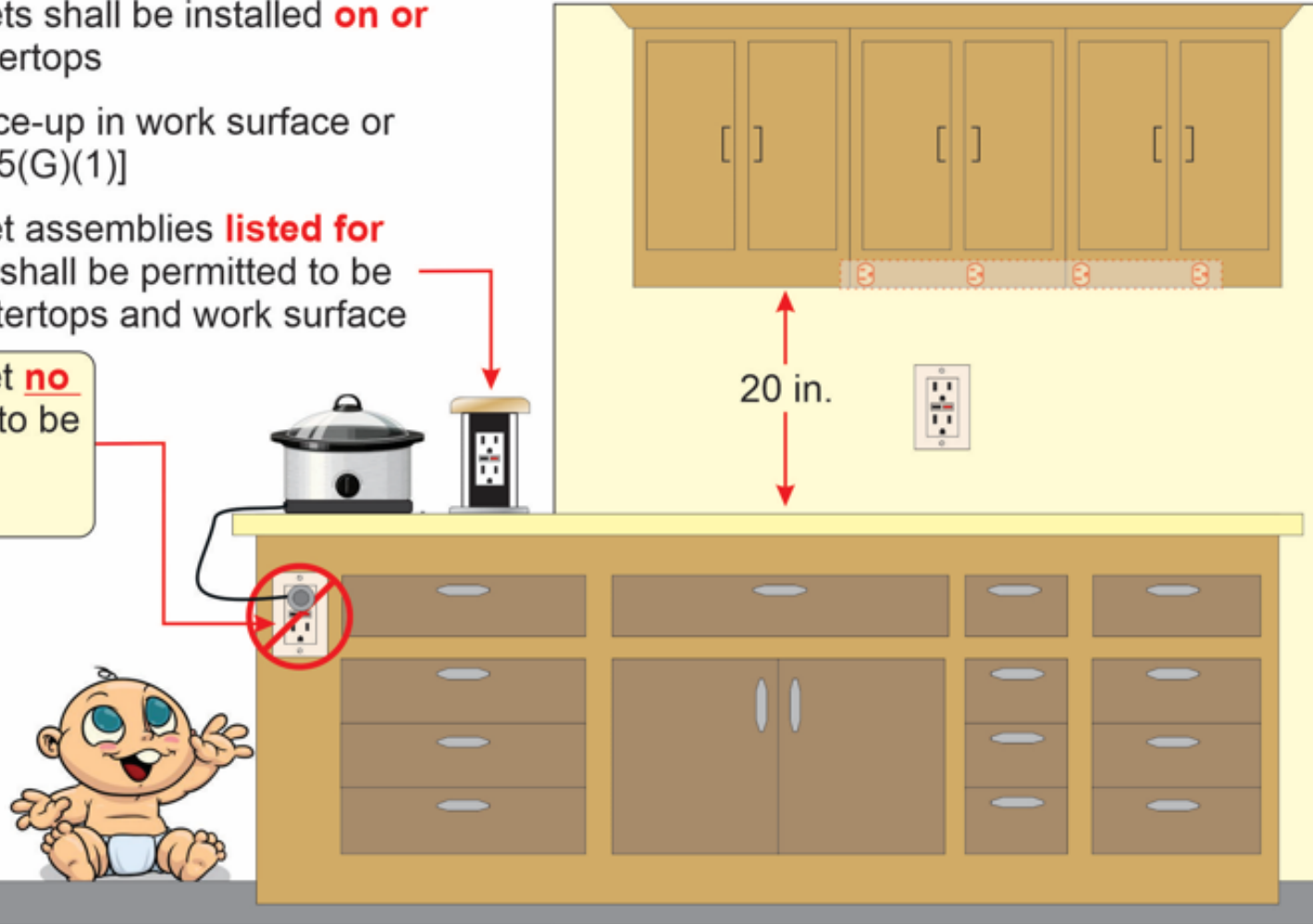
210.52(C) Islands and Peninsular Receptacles- Dwelling Units

Receptacle outlets shall be installed **on or above** the countertops

Not permitted face-up in work surface or countertop [406.5(G)(1)]

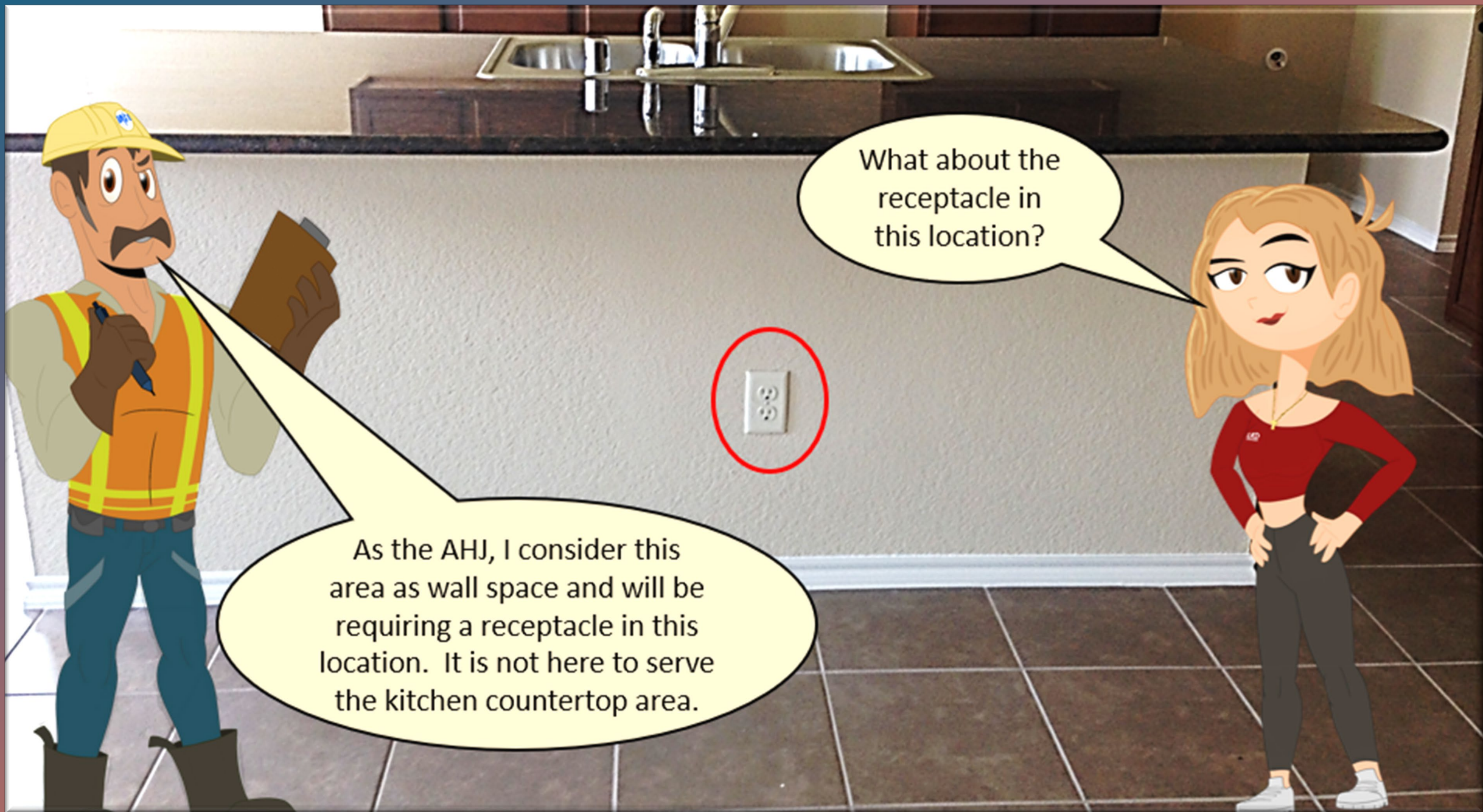
Receptacle outlet assemblies **listed for the application** shall be permitted to be installed in countertops and work surface

Receptacle outlet **no longer allowed** to be installed below the countertop



Receptacle outlets are optional, but provisions need to be provided to add later. *(when the homeowner request)* They cannot be installed on the side of the cabinet but can be installed on the countertop surface.





What about the receptacle in this location?

As the AHJ, I consider this area as wall space and will be requiring a receptacle in this location. It is not here to serve the kitchen countertop area.

Wall Space or Not Wall Space? Who decides?

When in doubt consult the local or state recognized authority having jurisdiction (AHJ)
They will provide an answer and make the final decision

This photo shows a kitchen cabinet that does not meet the definition of a wall and really does not require a receptacle outlet to be installed

This photo shows a kitchen cabinet that is attached to a 2X4 sheetrock wall which does meet the definition of a wall and requires a receptacle outlet



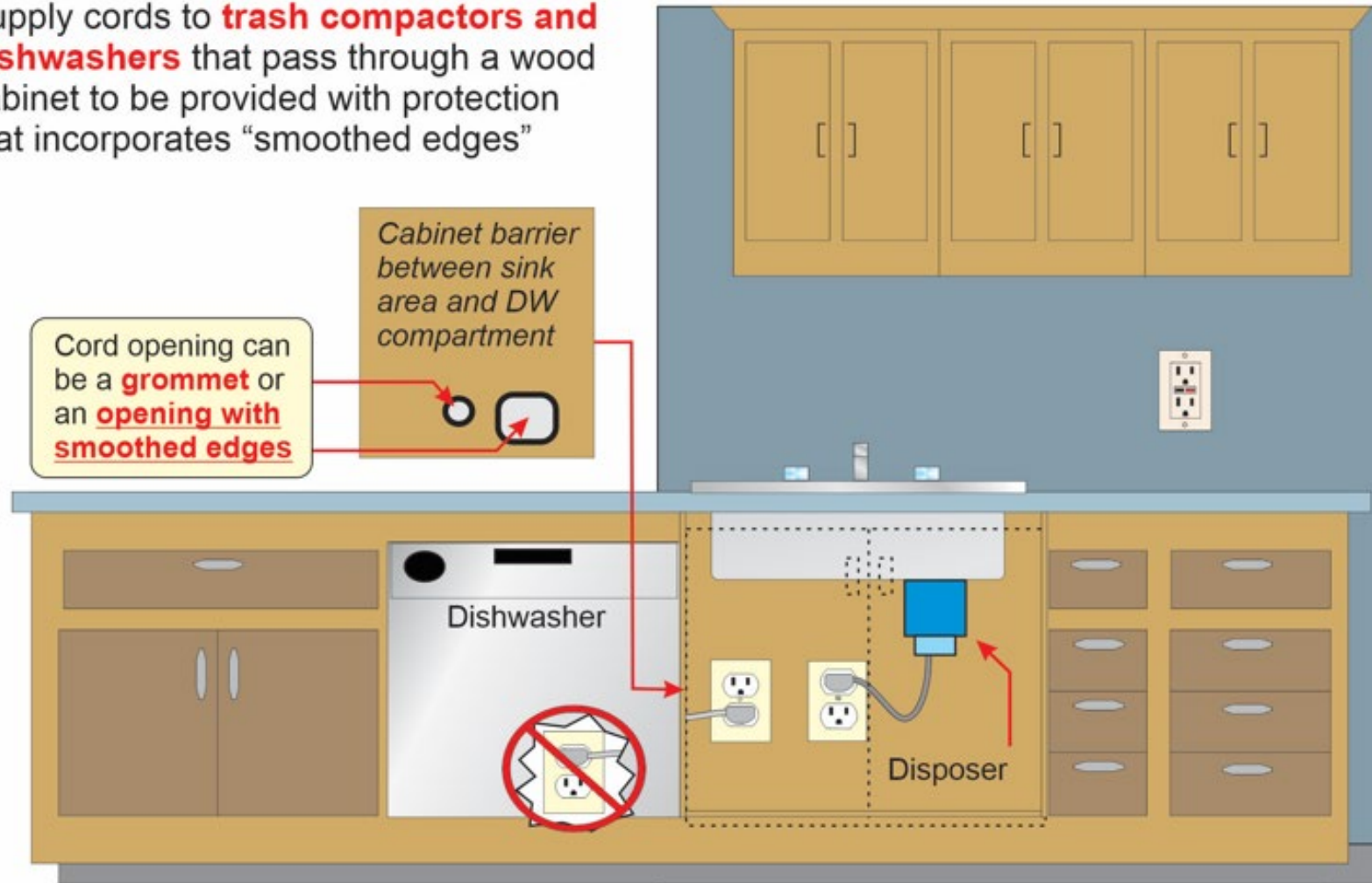
422.16(B)(2) Built-in Dishwashers and Trash Compactors

Provisions were added for supply cords to trash compactors and dishwashers that pass through a wood cabinet to be provided with protection that incorporates “smoothed edges”

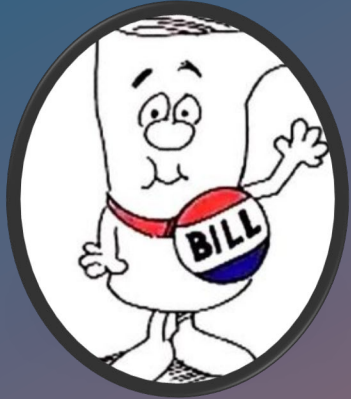
- ⚠ In many installations, cords passed through holes in wood cabinet separations
- ⚠ While grommets and bushings are practical solutions in metal cabinet separations, those fittings were not practical with wood cabinets
- ⚠ Eliminates the need for a judgment call in the field between the AHJ and the installer when a solution exists (*install protection with “smoothed edges”*)

422.16(B)(2) Built-In Dishwashers and Trash Compactors

Supply cords to **trash compactors and dishwashers** that pass through a wood cabinet to be provided with protection that incorporates “smoothed edges”



Texas Senate Bill 1252



Relates to the authority of a municipality to regulate the installation or inspection of a residential energy backup system.

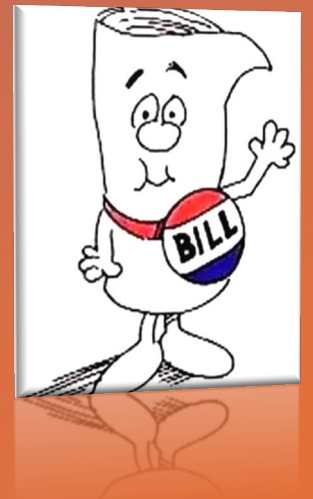
A residential energy backup system means a backup energy system installed at a residential property that is capable of providing no more than 50 kilowatts of electricity to the residence or has a storage capacity of no more than 100 kilowatt hours.

(This includes solar, ESS, and standby generators.)

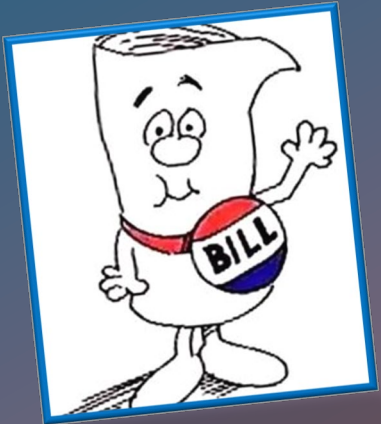
Texas Senate Bill 1252

Relates to the authority of a municipality to regulate the installation or inspection of a residential energy backup system.

Municipalities may not adopt or enforce an amendment to the NEC that would regulate the installation.



Texas Senate Bill 1202



Relates to third-party review of property development documents and inspections related to those documents for “HOME BACKUP POWER INSTALLATION”

Home backup power installation means an electric generating facility, an energy storage facility, a standby system, any associated infrastructure, and equipment intended to provide electrical power to one or two-family dwellings.

(This includes solar, ESS, and standby generators.)

Texas Senate Bill 1202

The following are authorized review documents:

Person authorized under Section 247.002(b)

Electrical inspector as defined by Occupation Code 1305.002

Licensed master electrician as described by Occupation Code
1305.153

Texas Senate Bill 1202

The regulatory authority (the City) must:

Post on the authority's website each law, rule, standard, fee schedule, and other documents necessary for a person to review a development document or conduct an inspection.

(See handouts for solar, ESS, and standby generators)

Texas Senate Bill 1202

A person who reviews a development document or conducts an inspection must provide a copy of the documentation, inspection-related note, or report that the person creates.

The regulatory authority shall issue each approval, permit, or certificate not later than the 3rd business day after the date the authority receives notice.



