

**Recommended Amendments to the  
2021 International Residential Code**  
City of Denton, Texas

The following sections, paragraphs, and sentences of the *2021 International Residential Code* are hereby amended as follows: Standard type is text from the IBC. Underlined type is text inserted. ~~Lined through type is deleted text from IBC.~~ A double asterisk (\*\*) at the beginning of a section identifies an amendment carried over from the 2012 edition of the code and a triple asterisk (\*\*\*) identifies a new or revised amendment with the 2021 code.

**\*\*Section R101.1 Title.**

**R101.1. Title.** These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings* of the ~~[NAME OF JURISDICTION]~~ City of Denton, and shall be cited as such and will be referred to herein as “this code.”

*(Reason: Standard insertion point: [insert] to assist with local adoption.)*

**\*\*R102.4; change to read as follows:**

**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.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes. No change.)*

**\*\*R104.12; add to read as follows:**

**R104.12 Contractor Registration.** The Building Official shall receive applications from and register contractors according to the rules adopted by the City in Section 28-4 of the Denton Code of Ordinances.

*(Reason: Codify policy. No change.)*

**\*\*R105.2; change to read as follows:**

**R105.2 Work exempt from permit.** Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following.

**Building:**

1. Other than storm shelters, one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).

~~2. Fences not over 7 feet (2133mm) high.~~

(...remainder unchanged)

*(Reason: City of Denton requires fence permit. No change.)*

**\*\* R108.2; change to read as follows:**

**R108.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority, Chapter 28-1 of the Denton Municipal Code.

*(Reason: Preferred language for the other code adoptions. No change.)*

**\*\*R112; delete in entirety and amend to read as follows:**

**R112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official, code official, or fire marshal relative to the application and interpretation of the requirements of this Code and all other applicable codes of the City of Denton, there shall be a health and building standards commission; see ARTICLE X, Chapter 2-260, 2-261, and 2-262 of the Denton Municipal Code.

*(Reason: Local appeals board procedures consistent with Denton Code of Ordinances. No change.)*

**\*\*TABLE R301.2; change to read as follows:**

**TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATERGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed	Topographic effects	Special wind debris zone	Wind-borne debris zone		Weathering	Frost line depth	Termite				
5 <sub>psf</sub>	115 <sub>mph</sub>	NO	NO	NO	A	Moderate	6"	Very Heavy	NO	Local Ordinance	150	64.9 <sup>o</sup>

**Delete remainder of table Manual J Design Criteria and footnote e and n.**

*(Reason: To establish the design criteria consistent with NCTCOG by promoting regional uniformity. Manual J is utilized by third party and not part of performed plan reviews. This is a reference table only, not needed. No change.)*

**\*\*R313; delete in entirety and amend to read as follows:**

**R313.1 Automatic Fire Sprinkler Systems.**

1. An automatic sprinkler shall be installed in all new buildings of noncombustible construction, (Type I a& II) including group R-3, which exceed three stories in height or which have more than ten thousand (10,000) square feet of floor area regardless of fire area, area separation walls, or fire walls.
2. An automatic sprinkler system shall be installed in all new buildings of combustible construction, (Type III, IV & V) including Group R-3, which exceed two stories in height or which have more than seven thousand five hundred (7,500) square feet of floor area regardless of fire area, area separation walls, or fire walls.

3. The owner(s) of any building shall be required to install an automatic sprinkler system at such time as the owner(s) constructs an addition or enlargement to the building if the total square footage of such addition, when combined with the total square footage of the existing building, exceeds ten thousand (10,000) square feet of noncombustible construction (Type I & II) total floor area, regardless of fire area, area separation walls, or fire walls.
4. The owner(s) of any building shall be required to install an automatic sprinkler system at such time as the owner(s) constructs an addition or enlargement to the building if the total square footage of such addition, when combined with the total square footage of the existing building, exceeds seven thousand five hundred (7,500) square feet of combustible construction (Type III, IV & V) total floor area, regardless of fire area, area separation walls, or fire walls.

**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

*(Reason: In 2009, the State Legislature enacted SB 1410, amending section 1301.551 subsection I of the occupation code, prohibiting cities from enacting fire sprinkler mandates one or two family dwellings only. However, jurisdictions with ordinances that required sprinklers for one or two family dwellings prior to and enforced before January 1, 2009, may remain in place. No change.)*

**\*\*R315.2.2; amend to read as follows:**

**R315.2.2 Alterations, repairs and additions.** Where *alterations*, repairs or *additions* requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual *dwelling unit* shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the ~~replacement of roofing or siding, or replacement of windows or doors,~~ or addition of a porch or deck.
2. Installation, alteration or repairs of plumbing systems when all such work occurs on the exterior of dwellings, such as water or sewer lines, or lawn irrigation systems are exempt from the requirements of this section.
3. Installation, alteration or repairs of mechanical systems that are not fuel fired.

*(Reason: To provide homeowners with life saving devices, if not already in place.)*

**\*\*R322.1; add to read as follows:**

The City Engineer is designated as the Floodplain Manager. The Floodplain Manager is responsible for determining base flood elevation and associated permitting requirements. Any references within Section R322 Flood-Resistant Construction to the *building official* will have

similar meaning as to the Floodplain Manager.

*(Reason: Floodplain hazard ordinances may be administered by other departments within the city.No change.)*

**\*\*R401.2; add to read as follows.**

**R401.2 Requirements.** Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Concrete foundations in excess of 400 square feet shall be designed by a registered design professional licensed in the State of Texas.

*(Reason: To codify policy and provide for a minimum qualification. No change)*

**\*\*\*Part IV – Energy Conservation: delete in its entirety.**

*(Reason: Adopt Energy Code by separate ordinance.)*

**\*\*M1305.1.2; amend to add the following second paragraph:**

As a minimum, for access to the attic space, one of the following shall be provided:

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.

*(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. No change.)*

**\*\*\*M1411.5; amend to read as follows:**

**M1411.5 Auxiliary drain pan.** Category IV condensing appliances shall have an auxiliary drain pan where damage to any building component will occur as a result of stoppage in the condensate drainage system or failure of a condensate pump. These pans shall be installed in accordance with the applicable provisions of Section M1411.3.1 item (1.) and shall also be provided under condensate pumps.

*(Reason: Reflects standard practice in this area.)*

\*\*\***P2603.5.1; amend to read as follows:**

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be not less than ~~NUMBER~~ 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall not be less than ~~NUMBER~~ 12 inches (305 mm) below grade.

*(Reason: Provides sewer depth that is common in this region.)*

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\*\*\***Part VIII – ELECTRICAL: delete in its entirety.**

*(Reason: Adopt 2020 National Electrical Code.)*

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**APPENDIX AQ102; amend to modify the following definition:**

**TINY HOUSE.** A dwelling that is ~~400~~ 500 square feet (~~37m<sup>2</sup>~~) or less in floor area excluding lofts.

*(Reason: Match current definition of a tiny home as stated in the Denton Development Code.)*

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**End**