

CITY OF SANTA FE
REGULAR COUNCIL MEETING
MARCH 26, 2015 7:00 P.M.
COUNCIL CHAMBERS
12002 HWY. 6
SANTA FE, TEXAS

AGENDA

- I. Call to Order
- II. Roll Call
- III. Invocation and Pledge of Allegiance to the U.S. Flag and to the Texas Flag
- IV. Mayor's and City Manager's Report
- V. Planning and Zoning Business: None
- VI. City Business (Other):
 - A. Old Business:
 - 1. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 3, Building Regulations, by updating the Building Code, Residential Code, Energy Conservation Code, Mechanical Code, Electrical Code, Fuel Gas Code, and Plumbing Code from the International Codes 2006 Edition to the 2012 Edition
 - 2. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 3, Construction Regulations, Code of Ordinances, City of Santa Fe, Texas, Section 18, Supplementary Regulations to the Building Codes, amending windstorm resistant construction value; providing for penalties and severability
 - 3. Consideration and possible action: Second and final reading of an ordinance of the City of Santa Fe, Texas, amending Chapter 5, Fire Protection, by updating the International Fire Code from the International Codes 2006 Edition to the 2012 Edition; and updating the NFPA 101 Life Safety Code from the 2006 Edition to the 2015 Edition

B. New Business:

1. Consideration and possible action: Authorizing termination of the City of Santa Fe's participation in the 2012 Galveston County Animal Services Agreement effective September 30, 2015, and Authorizing the Mayor to provide written Notice of Termination to Harlan "Mark" Guidry as Chief Executive Office and Health Authority for Galveston County Health District pursuant to Article III, Section 8, of the 2012 Galveston County Animal Services Agreement

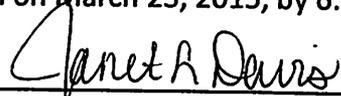
VII. Announcements

- VIII. Summary of action from this agenda;
Request for future agenda items;
Scheduling future meetings

IX. Adjournment

The City of Santa Fe will make every reasonable effort to make its meetings accessible to persons with disabilities. Requests for accommodation services must be made prior to the meeting by contacting the City Secretary at (409) 925-6412.

I hereby certify this agenda was posted at Santa Fe City Hall on March 23, 2015, by 6:00 p.m.



Janet L. Davis, City Secretary

**BUSINESS OF THE CITY COUNCIL
CITY OF SANTA FE, TEXAS**

SUBJECT: Consideration and Possible Action regarding an ordinance of the City Of Santa Fe, Texas, Amending Chapter 3, Building Regulations, by updating the Building Code, Residential Code, Energy Conservation Code, Mechanical Code, Electrical Code, Fuel Gas Code, and Plumbing Code from the International Codes 2006_Edition to the 2012 Edition

FOR AGENDA OF: March 12, 2015

DATE SUBMITTED: March 3, 2015

SUBMITTED BY: Diana Steelquist

REVIEWED BY:

EXHIBITS: Ordinance

Proposed Revenue: \$

Amount Budgeted: \$

City Treasurer: _____

Notes:

BACKGROUND INFORMATION

The International Building Codes have undergone some modifications since they were last adopted by the City of Santa Fe six years ago. Staff has reviewed the 2012 code to identify any areas which may conflict with our City Codes and need to be modified. These areas are addressed in the code update.

There are certain areas of the IBC codes where staff has modified the requirements such as fall protection out of windows and sprinkler requirements for churches and non-profit developments.

Although the current IBC code states the requirement for single family and duplex structures to have fire sprinklers, the State of Texas has mandated that this requirement cannot be enforced unless similar city ordinances were in place before 2009. We will not be enforcing this requirement, nor for sprinklers in private garages.

RECOMMENDED ACTION

Staff recommends approval of the ordinance.

Ordinance Number _____ 2015

International Building Codes 2012

AN ORDINANCE OF THE CITY OF SANTA FE, TEXAS, AMENDING CHAPTER 3, BUILDING REGULATIONS, BY UPDATING THE BUILDING CODE, RESIDENTIAL CODE, ENERGY CONSERVATION CODE, MECHANICAL CODE, ELECTRICAL CODE, FUEL GAS CODE AND PLUMBING CODE FROM INTERNATIONAL CODES 2006_EDITION TO THE 2012 EDITION

WHEREAS: it is the intent of the City Council to maintain building and construction standards consistent with the state of the art; and

WHEREAS: the various codes and building regulations are modified from time to time by their sponsoring organizations;

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

Section One. That, Chapter 3, "Building Regulations", Section 2 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

"SECTION 2 INTERNATIONAL BUILDING CODE

A. INTERNATIONAL BUILDING CODES, 2006 2003-2012 EDITION, ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary, of the City of Santa Fe, being marked and designated as the International Building Code, 2006 2003-2012 Edition, including Appendix Chapters A "EMPLOYEE QUALIFICATIONS", C "AGRICULTURAL BUILDINGS", E "SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS", F "RODENT PROOFING", G "FLOOD RESISTENT CONSTRUCTION", H "SIGNS", I "PATIO COVERS", and J "GRADING", as published by the International Code Council, Inc., be and is hereby adopted as the Building Code of the City of Santa Fe, in the State of Texas; for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and

herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert as Name of Jurisdiction: "City of Santa Fe, Texas"

Section 112 Amend by deletion of paragraph 112.3, QUALIFICATIONS and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein."

Section 903 Amend paragraph 903.2.1.3, Group A-3 to provide the following exception:

Exception: Bonafide 501C-3 (Non-Profit) activities are exempt from installing an automatic sprinkler system where there exists an inadequate public water system to support the required automatic sprinkler system; or where no adequate on-site storm water detention/capacity capable of supporting the required automatic sprinkler system exists; or where no adequate containerized water storage system is available to support the required automatic sprinkler system

Section 1612.3 Insert as NAME OF JURISDICTION: "City of Santa Fe, Galveston County, Texas"

Section 1612.3 Insert as DATE OF ISSUANCE: "April 8, 1971, revised 1983"

Section 3409.2 Insert as DATE OF ORIGINAL CODE: "October 9, 1980"

Section Two. That, Chapter 3, "Building Regulations", Section 3 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

SECTION 3 INTERNATIONAL RESIDENTIAL CODE

"A. INTERNATIONAL RESIDENTIAL CODE ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International Residential Code, ~~2006~~ **2012** Edition, including Appendix Chapters: Appendix E, "MANUFACTURED HOUSING USED AS DWELLINGS", Appendix G, "SWIMMING POOLS, SPAS AND HOT TUBS", Appendix H, "PATIO COVERS", Appendix J, "EXISTING BUILDINGS AND STRUCTURES", and Appendix K, "SOUND TRANSMISSION" Appendix L, "INTERNATIONAL RESIDENTIAL

CODE ELECTRICAL PROVISIONS/NATIONAL ELECTRICAL CODE CROSS REFERENCE", as published by the International Code Council, be and is hereby adopted as the Residential Code for the City of Santa Fe, in the State of Texas, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B of this section.

B. REVISIONS

The following sections are hereby revised:

Section R101.1 Insert **as NAME OF JURISDICTION**: "The City of Santa Fe, Galveston County, Texas".

~~Section R105.2 Work Exempt from Permit, exemption number one (1), is amended by reducing the minimum exempted building area from 200 square feet (18.58 m²) to 120 square feet (11.15 m²).~~

Section R112.3 Amend by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein."

Table R301.2(1) Insert:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMEN	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects		Weathering	Frost line depth	Termite			NFIP Adopted: March 12, 1987		
zero	120	no	A	negligible	none	Very heavy	negligible	No	FIRM Map: # 485470 0145 C Rev: 05/02/83 FIRM Map: # 485470 0195 C Rev: 05/02/83 FIRM Map: #481562 0020 B Rev: 10/18/83 FIRM Map: #485470 0150 D Rev: 11/16/90 FIRM Map: #485470 0155 C Rev: 05/02/83 FIRM Map: #485620 0010 B Rev: 10/18/83	2	69.6° F

GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	FLOOD HAZARDS
			Weathering ^a	Frost line depth ^b	Termite ^c		
Zero	Speed ^d (mph) 120	A	Negligible	none	Very Heavy	32°	Adopted: March 12, 1987; FIRM MAP #485470-0150C Rev.: 05/02/83; FIRM MAP #481562-0020B Rev.: 10/18/83

Section R309.5 Fire Sprinklers for private garages shall be deleted in its entirety.

Section R312.2 Window Fall Protection shall be deleted in its entirety

Section P2603.6~~5~~.1 Insert: "2 inches" (septic tanks) and "6 inches" (building sewers).

Section P3103.1 Insert: " 6 inches"."

Section Three. That, Chapter 3, "Building Regulations", Section 4 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

SECTION 4: INTERNATIONAL EXISTING BUILDING CODE

"A. INTERNATIONAL EXISTING BUILDING CODE ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International Existing Building Code, ~~2006~~ **2012** Edition, including Appendix Chapters: Appendix B, "SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES" and Resource A, GUIDELINES ON FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Santa Fe, in the State of Texas for regulating and governing the repair, alteration, change of the occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert as NAME OF JURISDICTION: City of Santa Fe.

Section 112 Amend by deletion of paragraph 112.3, QUALIFICATIONS and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein."

~~Section 1201.2 Insert: "date of enabling of this ordinance" "~~

Section Four. That, Chapter 3, "Building Regulations", Section 5 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

SECTION 5: INTERNATIONAL MECHANICAL CODE**"A. INTERNATIONAL MECHANICAL CODE ADOPTED**

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International Mechanical Code, ~~2006~~ **2012** Edition, including Appendix Chapter: Appendix A "COMBUSTION AIR OPENINGS AND CHIMNEY CONNECTOR PASS-THROUGHS", as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Santa Fe, in the State of Texas for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert as NAME OF JURISDICTION: City of Santa Fe, Texas.

~~Section 106.5.2 Insert: "Fees as adopted by Resolution by the City Council."~~

~~Section 106.5.3 Insert: "ten percent (10%)" and "ten percent (10%)".~~

~~Section 108.4 Insert the following sentence: "Penalties shall be as specified elsewhere in the Santa Fe Code of Ordinances."~~

Section 108.5 Insert: "the amount set out elsewhere in the Santa Fe Code of Ordinances"

Section 109 Amend by deletion of paragraph 109.2, "Membership of Board" and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein." "

Section Five. That, Chapter 3, "Building Regulations", Section 6, A. and B. of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

SECTION 6: INTERNATIONAL ELECTRICAL CODE--ADMINISTRATIVE PROVISIONS

"A. INTERNATIONAL ELECTRICAL CODE--ADMINISTRATIVE PROVISIONS ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International Electrical Code-Administrative Provisions, ~~2006~~ **2012** Edition, as published by the International Code Council, be and is hereby adopted as the Electrical Code of the City of Santa Fe, in the State of Texas for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B. of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert: "City of Santa Fe".

Section 404.2 Insert: "Fees shall be those adopted by Resolution by the City Council."

Section 1102 Amend by deletion of subsection 1102.2, "Qualifications", subsection 1102.3 "Alternate Members", and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein."

Section 1201.1.1 Wherever a reference is made to NFPA 70, it shall mean NFPA 70, National Electrical Code, 2008 **2011** Edition."

Section Six. That, Chapter 3, "Building Regulations", Section 7, of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

"SECTION 7: INTERNATIONAL PLUMBING CODE

A. INTERNATIONAL PLUMBING CODE ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International Plumbing Code, ~~2006~~ **2012** Edition, including Appendix Chapters as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Santa Fe, in the State of Texas for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B. of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert **as NAME OF JURISDICTION:** "City of Santa Fe"

Section 106.6.2 Insert: "Fees shall be those adopted by Resolution by the City Council."

Section 106.6.3 Insert: "ten percent (10%)" and "ten percent (10%)"

Section 108.4 ~~Insert the following sentence: "Penalties shall be as specified elsewhere in the Santa Fe Code of Ordinances."~~ **Amend by deletion of paragraph 108.4 and by adding the following: "Violations Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provision of this code shall be guilty of a violation as set out in Chapter 1, General Provisions, Section (5) GENERAL PENALTY OF VIOLATIONS OF CODE, herein. Each day that a violation continues after due notice has been served shall be deemed a separate offense."**

~~Section 108.5 Insert: "the amount set out elsewhere in the Santa Fe Code of Ordinances"~~

Section 109 Amend by deletion of paragraph 109.2, "Membership of Board" and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, **Chapter 1, General Provisions, Section** (F) APPEALS, herein."

Section 305.6.1 **305.4.1** Insert: "two (2)" and "six (6)"

Section 702.3 Amend Table 702.3 by deletion of SDR35 and SDR41 as approved materials.

Section 704.1 Amend 704.1 by adding paragraph 704.1A and Table 704.1A as shown in Subsection D. below.

C. ADOPTION OF PLUMBING LICENSE LAW

Before any person shall do any work or make any connections with the water, sewer, or gas systems in the City or do any plumbing work connected, or; intended to be connected with the water, sewer, or gas systems, he shall be licensed as provided in the Plumbing License Law of 1947, as amended, the same being Article 6243-101, Revised Civil Statutes of Texas.

D. REVISION DETAILS

Added paragraph 704.1A and Amended Table 704.1A:

~~“704.1A Modified slope of horizontal drainage piping. Where conditions do not permit building drains and sewers to be laid with a fall as great as specified in 704.1, then a lesser slope may be permitted, provided the computed velocity shall not be less than two (2) feet per second as computed by Manning’s formula:~~

$$V = \frac{1.49 (R_h)^{0.67} (S)^{1/2}}{n}$$

V = Velocity (ft./sec.)

n = Manning’s roughness coefficient (0.013)

R_h = Hydraulic radius (ft.)

S = Slope (ft./ft.)

Alternatively, Table 704.1A may be used in lieu of Table 704.1:

Size of Pipe in Inches I.E.	Minimum Slope in Percent	Maximum Slope in Percent
2	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

For lines larger than 39 inches in diameter, the slope shall be determined by Manning's formula and shall be designed to maintain a minimum velocity greater than 2 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.

D. CONFLICTS

Where the provisions of other Sections of these Building Regulations shall conflict with the International Plumbing Code, the more restrictive shall prevail.

E. FEES

Fees shall be as determined by resolution of the Santa Fe City Council.

F. PENALTIES

Any person, firm, or corporation who fails to comply with, or violates, any part of this section shall be subject to the penalties pursuant to Section 1 GENERAL (G) PENALTY, herein. “

Section Seven. That, Chapter 3, “Building Regulations”, Section 8 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

“SECTION 8: INTERNATIONAL FUEL GAS CODE

A. INTERNATIONAL FUEL GAS CODE ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International

FUEL GAS CODE ~~Plumbing Code, 2006~~ **2012** Edition including Appendix Chapter: Appendix B "RATES OF RAINFALL FOR VARIOUS CITIES", Appendix C "GRAYWATER RECYCLING SYSTEMS", Appendix D "DEGREE DAY AND DESIGN TEMPERATURES", Appendix E "SIZING OF WATER PIPING SYSTEM", Appendix F "STRUCTURAL SAFETY", Appendix G "VACUUM DRAINAGE SYSTEM", as published by the International Code Council, be and is hereby adopted as the ~~Plumbing~~ **Fuel Gas** Code of the City of Santa Fe, in the State of Texas for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of ~~plumbing~~ **fuel gas** systems as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said ~~Plumbing~~ **Fuel Gas** Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B. of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert **as NAME OF JURISDICTION:** "City of Santa Fe"

Section 106.6.2 Insert: "Fees shall be those adopted by Resolution by the City Council."

Section 106.5.3 Insert: "ten percent (10%)" and "ten percent (10%)"

Section 108.4 Insert the following sentence: "Penalties shall be as specified elsewhere in the Santa Fe Code of Ordinances."

Section 108.5 Insert: "the amount set out elsewhere in the Santa Fe Code of Ordinances"

Section 109 Amend by deletion of paragraph 109.2, "Membership of Board" and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein."

Section Eight. That, Chapter 3, "Building Regulations", Section 9 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

“ SECTION 9: INTERNATIONAL ENERGY CONSERVATION CODE

A. INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International

Energy Conservation Code, ~~2006~~ **2012** Edition, including the Appendix Chapter, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the City of Santa Fe, in the State of Texas for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B. of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1, Insert **as NAME OF JURISDICTION**: "City of Santa Fe."

Section Nine. That, Chapter 3, "Building Regulations", Section 11 of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

“ SECTION 11: INTERNATIONAL PROPERTY MAINTENANCE CODE

A. INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED

A certain document, one (1) copy of which is on file in the office of the City Secretary of the City of Santa Fe, being marked and designated as the International Property Maintenance Code, ~~2006~~ **2012** Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Santa Fe, in the State of Texas for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City of Santa Fe are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in Subsection B. of this section.

B. REVISIONS

The following sections are hereby revised:

Section 101.1 Insert **as NAME OF JURISDICTION**: "City of Santa Fe".

Section 102.3 Amend by replacing: "International Zoning Code" with "Santa Fe Zoning Ordinance".

Section 103.5 Insert: "Fees shall be those adopted by Resolution by the City Council."

Sections 108 and 109: **Insert:**

The Code Official shall not proceed with the condemnation process until directed by the Santa Fe Building Standards Commission.

Section 111 Amend by deletion of paragraph 111.2, "Membership of Board" and by adding the following: "Appeals to the interpretations of this section shall be administered according to Section 1, GENERAL, (F) APPEALS, herein."

Section 111.4 Amend by deleting "two-thirds" and by replacing with "four-fifths".

Section 111.6 Amend by deleting "concurring vote of majority" and by replacing with "concurring vote of four-fifths of majority".

Section 302.4 Insert **as [JURISDICTION TO INSERT HEIGHT IN INCHES]** "the standards established by CHAPTER 6: HEALTH AND SANITATION CITY OF SANTA FE, TEXAS, CODE OF ORDINANCES"

Section 304.14 Insert: "January 1" and "December 31"

Section 602.3 Insert: "November 1" "March 31"

Section 602.4 Insert: "November 1" "March 31"

The provisions of the International Property Maintenance Code are further amended wherever such code is in conflict with the following additional regulations. “

Section Ten. Penalties. Failure to comply with any portion of this ordinance shall be deemed a misdemeanor, and the violator shall be liable for a fine of not less than \$500, and each day such violation continues shall constitute a separate offense.

Section Eleven. Severability. It is hereby declared to be the intention of the City Council that the above sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such constitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been

enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

PASSED AND APPROVED on the first reading this the ____ of _____, 2015.

PASSED AND APPROVED on the second and final reading the ____ of _____, 2015.

CITY OF SANTA FE

Ralph Stenzel, Mayor

ATTEST:

Janet L. Davis, City Secretary

**BUSINESS OF THE CITY COUNCIL
CITY OF SANTA FE, TEXAS**

SUBJECT: Consideration and Possible Action regarding an ordinance of the City Of Santa Fe, Texas, Amending Chapter 3, Building Regulations, amending Supplemental Regulations for value of windstorm construction exemptions for accessory buildings

FOR AGENDA OF: March 12, 2015

DATE SUBMITTED: March 3, 2015

SUBMITTED BY: Diana Steelquist

REVIEWED BY:

EXHIBITS: Ordinance

Proposed Revenue: \$

Amount Budgeted: \$ **City Treasurer:** _____

Notes:

BACKGROUND INFORMATION

The City of Santa Fe follows the State Windstorm Inspection Program requirements for construction in Galveston County. Certain site built accessory structures are allowed to be exempt based on a value at \$3000 or less. However, construction costs have risen and the Building Official believes a more realistic value would be \$5,000 or less.

RECOMMENDED ACTION

Staff recommends approval of the ordinance to increase the value for which accessory structures would be exempt from windstorm construction compliance.

The City of Santa Fe, Texas

Ordinance # _____ - 2015

AN ORDINANCE OF THE CITY OF SANTA FE, TEXAS, AMENDING CHAPTER 3, CONSTRUCTION REGULATIONS, CODE OF ORDINANCES, CITY OF SANTA FE, SECTION 18 SUPPLEMENTARY REGULATIONS TO THE BUILDING CODES, AMENDING WINDSTORM RESISTANT CONSTRUCTION VALUE; PROVIDING FOR PENALTIES AND SEVERABILITY

WHEREAS, the City of Santa Fe has adopted supplemental requirements for structures to conform to wind resistant construction standards as promulgated by the State Board of Insurance Windstorm Inspection Program for new and substantially improved structures, and

WHEREAS, the City of Santa Fe also regulates wind storm requirements for certain size and values of accessory structures; and

WHEREAS, the construction costs have increased over time wherein a small accessory structure can easily exceed a cost of \$3,000; and

WHEREAS, the City Council hereby finds and determines that the proposed text changes are appropriate;

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

Section 1. *THAT*, Chapter 3, Construction Regulations, Code of Ordinances, Section 18: Supplementary Regulations to Building Codes, D. Windstorm Resistant Construction is hereby amended to read as follows:

“D.

WINDSTROM RESISTANT CONSTRUCTION

All new structures or modifications to structures which require a building permit shall conform to wind resistant construction standards as promulgated by the State Board of Insurance under the Windstorm Inspection Program. A Certificate of Compliance (Form WPI-8) issued by the Texas Department of Insurance shall be filed by the contractor responsible for the construction or by the owner of such structure within sixty (60) days from completion of such construction. Site built Accessory buildings with a market value of less than **five** ~~three thousand dollars (\$3,000.00)~~ **(\$5,000.00)** are exempt from the requirements to file a Certificate of Compliance. Portable accessory structures of

any size and market value are exempt from requirements to file a Certificate of Compliance if tied-downs and anchoring of the accessory structure are approved by the Building Official. Occupancy permits issued during the sixty-day period shall be temporary. Failure to provide the required Windstorm Certificate shall result in cancellation of the Occupancy Certificate.

(1)

Portable Accessory Structures shall be defined as structures engineered and pre-fabricated offsite. Examples include metal or pressure treated wooden storage sheds, workshops, garages and barns.

(2)

Tie-downs and anchoring systems will be reviewed using recommended information from the Manufactured Housing Research Alliance Guide to Foundation and Support Systems for Manufactured Homes. HUD Code, Section § 3280.306 Windstorm protection may also be reviewed when approving Portable Accessory Structure Windstorm Certificate exemptions.”

Section 2. Penalties, Failure to comply with any portion of this ordinance shall be deemed a misdemeanor, and the violator shall be liable for a fine of not less than \$500, and each day such violation continues shall constitute a separate offense.

Section 3. Severability. It is hereby declared to be the intention of the City Council that the above sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such constitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Passed and adopted on first reading the ____ of _____, 2015

Passed and approved on second and final reading the ____ day of _____, 2015.

**BUSINESS OF THE CITY COUNCIL
CITY OF SANTA FE, TEXAS**

SUBJECT: Consideration and Possible Action regarding Amending Chapter 5, Fire Protection of the Code Of Ordinances, City Of Santa Fe, Texas by updating the International Fire Code (IFC) 2006 Edition to the 2012 Edition; adopting the 2015 Edition of the NFPA 101 Life Safety Code

FOR AGENDA OF: March 12, 2015

DATE SUBMITTED: March 5, 2015

SUBMITTED BY: Diana Steelquist

REVIEWED BY:

EXHIBITS: Ordinance

Proposed Revenue: \$

Amount Budgeted: \$ **City Treasurer:** _____

Notes:

BACKGROUND INFORMATION

With the adoption of the 2012 IFC, all building codes will be on the same year. However, Life Safety Codes will continue to be the most current to insure the best welfare of our citizens. Life Safety Codes predominantly affect day cares, schools and buildings where people congregate.

RECOMMENDED ACTION

Staff recommends approval of the ordinance.

THE CITY OF SANTA FE, TEXAS

Ordinance # ___ - 2015

AN ORDINANCE OF THE CITY OF SANTA FE, TEXAS, AMENDING CHAPTER 5, FIRE PROTECTION, BY UPDATING THE INTERNATIONAL FIRE CODE FROM INTERNATIONAL CODES 2006 EDITION TO THE 2012 EDITION; UPDATING THE NFPA 101 LIFE SAFETY CODE FROM 2006 TO THE 2015 EDITION

WHEREAS: it is the intent of the City Council to maintain building and construction standards consistent with the state of the art fire protection for the safety and welfare of our citizens; and

WHEREAS: the various safety codes and building regulations are modified from time to time by their sponsoring organizations;

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

Section One. That, Chapter 5, "Fire Protection", Section 1 Fire Code of the Code of Ordinances, City of Santa Fe is hereby amended to read as follows:

- **"SECTION 1: - FIRE CODE**

A.

STANDARD FIRE PREVENTION AND SAFETY CODES ADOPTED:

(a)

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code recommended by the International Code Council, known as the International Fire Code, ~~2006~~ **2012** edition thereof, and the whole thereof save and except such portions as are hereinafter deleted, modified or amended as prescribed in this section. One (1) copy of said code is on file in the office of the City Secretary, and the same is hereby adopted and incorporated as fully as if set out at length herein.

(b)

There is hereby adopted for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the ~~2006~~ **2015** edition of the NFPA 101 Life Safety Code and the whole thereof save and except such portions as are hereinafter deleted, modified or amended as prescribed in this section. One (1) copy of said code is on file in the office of the City Secretary, and the same is hereby adopted and incorporated as fully as if set out at length herein.

(c)

Revisions:

Amend 2006 2012 edition of the IFC, Chapter 9 by deletion of Section 903.2.7 8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Amend 2012 edition of the IFC, Chapter 9 Section 903.2.1.3 Group A-3. By adding the following: Exception: Bonafide 501C-3 (Non-Profit) activities are exempt from installing an automatic sprinkler system where there exists an inadequate public water system to support the required automatic sprinkler system; or where no adequate on-site storm water detention/capacity capable of supporting the required automatic sprinkler system exists; or where no adequate containerized water storage system is available to support the required automatic sprinkler system."

Section Two. Penalties. Failure to comply with any portion of this ordinance shall be deemed a misdemeanor, and the violator shall be liable for a fine of not less than \$500, and each day such violation continues shall constitute a separate offense.

Section Three. Severability. It is hereby declared to be the intention of the City Council that the above sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by a valid judgment or decree of any court of competent jurisdiction, such constitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

PASSED AND APPROVED on the first reading this the ____ of _____, 2015.

PASSED AND APPROVED on the second and final reading the ____ of _____, 2015.

CITY OF SANTA FE

Ralph Stenzel, Mayor

ATTEST:

Janet L. Davis, City Secretary

**BUSINESS OF THE CITY COUNCIL
CITY OF SANTA FE, TEXAS**

SUBJECT: Consider terminating the City of Santa Fe's participation in the 2012 Galveston County Animal Services Agreement effective September 30, 2015.

SUBMITTED BY: City Manager

FOR AGENDA OF: March 26, 2015

DATE SUBMITTED: March 23, 2015

EXHIBITS: Letter from Galveston County Health District, Response letter from City Attorney
Recommended Notice of Termination

BACKGROUND INFORMATION

In July, 2012, the City of Santa Fe entered into an agreement with Galveston County for animal control services. These services included field and shelter service. At that time the 2011-2012 Santa Fe budget for those combined services was \$60,063. Santa Fe's portion of the 2014-2015 animal services budget as approved by the United Board of Health (UBoH) is \$78,985, an increase of \$18,922 or 31.5% in four years. That amount of \$78,985 approved by the UBoH is NOT the budget amount approved by the nine (9) member cities of the Animal Services Committee which is \$77,419, the amount Santa Fe paid in its first quarter payment.

Mayor Stenzel received a letter from the Galveston County Health District advising him of the payment shortfall and demanded immediate payment of the outstanding balance. City Attorney Ellis Ortego responded that Section 5a of the Animal Services Agreement in part provides that:

“Operating Costs. Annual operation costs shall be limited to the direct operating cost of the Animal Services set forth in the annual budget as approved by the advisory Committee.” (emphasis added) He stated that furthermore, Section 5h provides that any amendments to the annual budget that increases a City's portion must be approved by the governing body of the respective City. This Council did not approve any increase to the budget approved by the Advisory Committee.

Due to the excessive budget increases and what many feel a lack of adequate service, staff recommends terminating the Animal Services Agreement with Galveston County as provided in Article III Terms, Section 8 Termination, of the Agreement: *Any Party shall have the right to terminate its participation in this Agreement upon giving written notice of termination to the CEO at least six (6) months prior to the end of the fiscal year (October 1 – September 30) and at least six (6) months prior to the effective date of termination.*

In terminating the Agreement staff confidently feels that an alternative means for animal control can be found at a more reasonable rate.

RECOMMENDED ACTION

Authorize the termination of the City's participation in the Galveston County Animal Services Agreement effective September 30, 2015 and authorizing the Mayor to provide a written notice of termination to Dr. Mark Guidry of the Galveston County Health District.

GALVESTON COUNTY HEALTH DISTRICT

Ben G. Raimer, MD
Chair, United Board of Health



www.qchd.org

Harlan "Mark" Guidry, MD, MPH
Chief Executive Officer

Kathy Barroso, CPA
Chief Operating & Financial Officer

Certified Mail

February 27, 2015

The Honorable Ralph Stenzel, Mayor
City of Santa Fe
12002 State Hwy 6
P.O.Box 950
Santa Fe, TX 77510

Dear Mayor Stenzel,

The City of Santa Fe failed to pay all amounts due to the Galveston County Health District under the terms of the 2012 Galveston County Animal Services Agreement as detailed in invoice No. 6404 dated 12/31/2014, which was for services rendered by the Health District in October, November, and December of 2014. The shortfall amount is \$391.50. Please immediately remit this outstanding balance of \$391.50.

Recent newspaper articles report comments by City officials to the effect that the payment shortfall was a deliberate act by the City to not comply with the City's obligations under the agreement. If so, please be advised that the Health District is entitled to treat the City's failure to pay in full the amounts owed as a breach of that contract.

The United Board of Health met on February 25, 2015. At that meeting, the Board authorized me to give notice to the City that it must honor the City's financial obligations under the Agreement. If the City fails to do so by the close of business on Tuesday, March 24, 2015, I am prepared to ask the Board to declare that the City is in material default of the Agreement and to take any and all action authorized under Texas law, including filing suit against the City. The next meeting of the Board will take place on March 25, 2015.

I urge the City to take the necessary steps to bring the City into compliance with the City's obligations under the Agreement by paying the remaining amount due. Failure to do so will result in the loss of the comprehensive package of animal control services provided pursuant to the Agreement. Refusal to pay in full invoices that the City contracted to pay when it entered into the Agreement will no doubt cost the City far more than the amount of shortfall. The City will be responsible for all amounts owed, costs, reasonable and necessary attorneys' fees, as well as the money the City will have to spend to provide the animal

GALVESTON COUNTY HEALTH DISTRICT

Ben G. Raimer, MD
Chair, United Board of Health



www.qchd.org

Harlan "Mark" Guidry, MD, MPH
Chief Executive Officer

Kathy Barroso, CPA
Chief Operating & Financial Officer

control services it will no longer receive from the Health District. If the City no longer wishes to participate in the Agreement, that contract provides a mechanism for withdrawal. The choice is yours. Either way, the United Board of Health and the Health District expect and insist that the City honor its obligations in full.

Respectfully,

A handwritten signature in blue ink that reads "Kathy Barroso".

Kathy Barroso, CPA
Chief Operating & Financial Officer

CC: Harlan "Mark" Guidry MD, MPH, CEO
Galveston County United Board of Health

COPY

CITY OF
SANTA FE

March 19, 2015

Galveston County Health District
Attn: Kathy Barroso, CPA
Chief Operating & Financial Officer
9950 Emmett F. Lowry Expressway a108
Texas City, Texas 77591

Re: Invoice No. 6404 dated December 31, 2014

Dear Ms. Barroso:

Your letter to the City of Santa Fe dated February 27, 2015, requested additional payment for services rendered by the Galveston County Health District in October, November and December, 2014, in the amount of \$391.50.

It is my understanding that the Advisory Committee was presented with four (4) budget options for approval. The Advisory Committee voted to approve Option 1, but the Galveston County Health District approved Option 4, which resulted in a higher cost to each City. Section 5a, of the Animal Services Agreement in part provides as follows:

“Operating Costs. Annual operation costs shall be limited to the direct operating costs of Animal Services set forth in the annual budget as approved by the Advisory Committee.” (emphasis added)

Furthermore, Section 5h provides that any amendments to the annual budget that increases a City’s portion must be approved by the governing body of the respective City.

The Santa Fe City Council did not approve the increase to the budget that was approved by the Advisory Board.

The City has duly complied with the payment requirements of the Animal Services Agreement in accordance with the budget adopted by the Advisory Board.

Very truly yours,


Ellis J. Ortego
City Attorney

Cc: Joe Dickson, City Manager

Ao:3/18/15;Z:\Cities\Santa Fe\letterGCHD.doc

**MAYOR
RALPH STENZEL**

**MAYOR PRO TEM
JEFF TAMBRELLA**

COUNCIL MEMBERS

**PLACE 1
JOE CAROTHERS**

**PLACE 2
WANDA WAGNER**

**PLACE 4
RONALD "BUBBA" JANNETT**

**PLACE 5
PAT MCCRARY**

CITY OF SANTA FE

**CITY MANAGER
JOE DICKSON**

**CITY SECRETARY
JANET DAVIS**

**CITY ATTORNEY
ELLIS J. ORTEGO**

**COMMUNITY SERVICES
DIRECTOR
DIANA STEELQUIST**

**PUBLIC SAFETY DIRECTOR
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LISA K. SNIDER**

**FIRE MARSHAL
CHARLIE TUTTOILMONDO**

**ADMINISTRATIVE
SERVICES DIRECTOR
PAMELA K. WOOD**

March 27, 2015

Dr. Harlan "Mark" Guidry
Chief Executive Officer and Health Authority
Galveston County Health District
9850 Emmett F. Lowry Expressway A108
Texas City, Texas 77591

RE: Notice of Termination of the City of Santa Fe's participation in the 2012 Galveston County Animal Services Agreement

Dear Dr. Guidry:

On Thursday, March 26, 2015, the City Council of the City of Santa Fe met in regular session and voted to terminate the City of Santa Fe's participation in the 2012 Galveston County Animal Services Agreement effective September 30, 2015. Council also authorized me to send you this written notice of termination.

Therefore, as provided in Article III Section 8 of the 2012 Galveston County Animal Services Agreement this letter shall serve as written notice that the City of Santa Fe is terminating its participation in the Animal Services Agreement effective September 30, 2015 at 11:59 PM.

Sincerely,

Ralph Stenzel
Mayor