

ORDINANCE NO. 2025-841

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2021 INTERNATIONAL FUEL GAS CODE; PROVIDING FOR THE REPEAL OF CHAPTER 4 ARTICLE XX, SECTIONS 4-421 THROUGH 4-422 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS, REPLACING SAME WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

WHEREAS, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas, by the regulation of standards for building construction and the inspection thereof; and

WHEREAS, the City of Cedar Hill, Texas further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

WHEREAS, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to adopt the 2021 International Fuel Gas Code with certain modifications and additions as are herein prescribed within the corporate limits of the City of Cedar Hill, Texas and areas within 5,000 feet of the corporate limits.

WHEREAS, the Ordinance shall not be retroactive to existing buildings at the time of the adoption of this Ordinance but shall apply only to new construction and changes to the use, occupancy or modifications of existing buildings.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. REPEAL OF CHAPTER 4, ARTICLE XX, SECTIONS 4-421 thru 4-422

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article XX, Sections 4-421 thru 4-422 of the Code of Ordinances of the City of Cedar Hill, Texas and adopts this ordinance in place thereof.

SECTION 2. ADOPTION OF 2021 INTERNATIONAL FUEL GAS CODE

The 2021 International Fuel Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are hereinafter

deleted, modified, or amended and the provisions of such code shall be controlling in the installation, alteration or repair of buildings and the inspection thereof within the corporate limits of the City of Cedar Hill, Texas.

2021 International Fuel Gas Code Additional requirements and amendments.

(1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of Cedar Hill, hereinafter referred to as “this code.”

(2) Section 102.2 is amended to read as follows:

102.2 Existing installations. Except as otherwise provided for in this chapter, a provision in this code shall not require the removal, alteration or abandonment of, nor prevent the continued utilization and maintenance of, existing installations lawfully in existence at the time of the adoption of this code.

Exception: Existing dwelling units shall comply with Section 621.2.

(3) Section 102.8 is amended to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. 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 to NFPA 70 or the National Electrical Code (NEC) shall mean the Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

(4) Section 106.6.2 is amended to read as follows:

106.6.2 Fee schedule. The fees for all plumbing work shall be as adopted by resolution of the governing body of the jurisdiction.

(5) Section 106.6.3 is amended to read as follows:

106.6.3 Fee Refunds. The code official shall establish a policy for authorizing the refunding of fees.

(6) Section 109.1.1 is added to read as follows:

109.1.1 Fee. An application fee of one hundred fifty dollars (\$150.00) is required for hearing of appeal.

(7) Section 202 is amended by adding the following definition:

Unvented Room Heater. An unvented heating appliance designed for stationary installation and utilized to provide comfort heating. Such appliances provide radiant heat or convection heat by gravity or fan circulation directly from the heater and do not utilize ducts.

For the purpose of installation, this definition shall also include "Unvented Decorative Appliances."

(8) Section 305.3 is amended to read as follows:

305.3 Elevation of equipment and appliances. Equipment and appliances shall be elevated not less than 18 inches (457 mm) above the floor in public garages, private garages, repair garages, motor fuel-dispensing facilities and parking garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

(9) Section 305.5 is amended to read as follows:

Section 305.5 Private garages. Appliances located in private garages shall be installed with a minimum clearance of 18 inches (457 mm) above the floor.

(10) Section [M] 306.3 is amended to read as follows:

[M] 306.3 Appliances in attics. Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest component of the appliance. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the equipment. The passageway shall have continuous unobstructed solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest component of the appliances. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

4. Access Panel may be used in lieu of items 1, 2, and 3 with prior written approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with prior written approval of the code official.
2. Where the passageway is not less than 6 feet (1829 mm) high for its entire length, the passageway shall be not greater than 50 feet (15250 mm) in length.

- (11) Section [M] 306.3.1 is amended to read as follows:

[M] 306.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet and luminaire shall be provided at or near the equipment location in accordance with the National Electrical Code.

- (12) Section [M] 306.4.1 is amended to read as follows:

[M] 306.4.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet and luminaire shall be provided at or near the equipment location in accordance with the *National Electrical Code*.

- (13) Section [M] 306.5 is amended to read as follows:

[M] 306.5 Equipment and appliances on roofs or elevated structures. Where equipment and appliances requiring access are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (2438mm) to finish grade or floor level below and shall extend to the equipment and appliance's level service space. Such access shall not require climbing over obstructions greater than 30 inches high (762 mm) or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope).

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria.

1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).
2. Ladders shall have a rung spacing not to exceed 14 inches (356 mm) on center. The upper most rung shall be not more than 24 inches (610 mm) below the upper edge of the roof hatch, roof, or parapet, as applicable.
3. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.

4. There shall be a minimum of 18 inches (457 mm) between rails.
5. Rungs shall have a minimum diameter of 0.75-inch (19 mm) and shall be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding a load of 100 pounds per square foot (488.2 kg/m²). Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.
7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendicular to the rungs. The distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of and parallel with the rungs, except where cages or wells are installed.
8. Landing required. The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches by 30 inches (762 mm by 762 mm) centered in front of the ladder.
9. Ladders shall be protected against corrosion by approved means.
10. Access to ladders shall be provided at all times.

Catwalks installed to provide the required access shall be not less than 24 inches wide (610 mm) and shall have railings as required for service platforms.

Exception: This section shall not apply to Group R-3 occupancies.

(14) Section [M] 306.5.1 is amended to read as follows:

[M] 306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are on roofs having slopes greater than 3 units vertical in 12 units horizontal (25-percent slope) and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required to service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of 21-inch diameter (533mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

(15) Section 401.5 is amended to read as follows:

401.5 Identification. For all gas piping, exposed piping shall be identified by a yellow label marked "Gas" in black letters. The marking shall be spaced at intervals not exceeding 5 feet (1524 mm). The marking shall not be required on pipe located in the same room as the equipment served. Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure, Do Not Remove"

(16) Section 402.3 is amended to read as follows:

402.3 Sizing. Gas piping shall be sized in accordance with one of the following:

1. Piping sizing tables or sizing equations in accordance with Section 402.4 or 402.5 as applicable.
2. The sizing tables included in a listed piping system's manufacturer's installation instructions.
3. Other approved engineering methods.

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EHD).

(17) Section 403.3.2 is amended to read as follows:

403.3.2 Steel. Steel, stainless steel and wrought-iron pipe shall not be lighter than Schedule 40 and shall comply with the dimensional standards of ASME B36.10M and one of the following standards:

1. ASTM A53/A53M.
2. ASTM A 106.
3. ASTM A 312.

(18) Section 404.12 is amended to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed at a minimum depth of 18 inches (458 mm) to the top of pipe below grade, except as provided for in Section 404.12.1.

(19) Section 406.4 is amended to read as follows:

406.4 Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

(20) Section 406.4.1 is amended to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be not less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For test requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three- and one-half inches (3 1/2"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three, and one-half inches (3 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.9 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

(21) Section 409.1.4 is added to read as follows:

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

(22) Section 409.5.1 is amended to read as follows:

409.5.1 Located within same room. The shutoff valve shall be located in the same room as the *appliance*. The shutoff valve shall be within 6 feet (1829 mm) of the *appliance*, and shall be installed upstream of the union, connector or quick disconnect device it services. Shuck shutoff valves shall be provided with access. Shutoff valves servicing movable appliances, such as cooking appliances and clothes dryers, shall be considered to be provide with access where installed behind such appliances. Appliance shutoff valves for fireplaces shall be located outside of the firebox.

(23) Section 410.1 is amended to read as follows:

410.1 Pressure regulators. A line pressure regulator shall be installed where the appliance is designed to operate at a lower pressure than the supply pressure. Line gas pressure regulators shall be listed as complying with ANSI Z21.80. Access shall be provided to pressure regulators. Pressure regulators shall be protected from physical damage. Regulators installed on the exterior of the building shall be approved for outdoor installation.

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

(24) Section 621.2 is added to read as follows:

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

SECTION 3. SAVINGS CLAUSE

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

SECTION 4. ENFORCEMENT OF PENALTY

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitute a separate offense and shall be punishable by separate fines for each offense.

SECTION 5. SEVERANCE CLAUSE

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

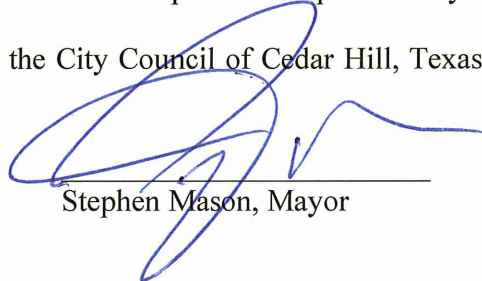
SECTION 7. EFFECTIVE DATE

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 8. PUBLICATION

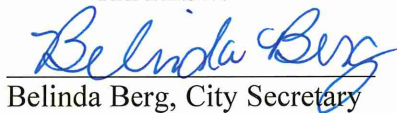
The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of Cedar Hill, Texas on this 22 day of April, 2025.



Stephen Mason, Mayor

ATTEST:



Belinda Berg, City Secretary

APPROVED AS TO FORM



Ron G. MacFarlane Jr., City Attorney