

STATE OF TEXAS

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS
AMENDING THE CODE OF ORDINANCES, SECTION 18-26(b), BUILDING CODES-
EXCLUSIONS FROM THE INTERNATIONAL RESIDENTIAL CODE 2015, AND
SECTION 18-28 BUILDING CODES, PERMIT; PROVIDING A SEVERABILITY CLAUSE;
PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Section R105.2 of the 2015 International Residential Code (IRC) provides for exemptions to permitting requirements for one- and two- family dwellings; and

WHEREAS, the City of Seguin has adopted the 2015 International Residential Code but has excluded the permit exemptions for small storage sheds as stated in Section R105.2 of the IRC; and

WHEREAS, many Texas cities allow some building permit exemptions for existing residential dwellings, including small storage sheds and certain repairs and replacements of residential roofs; and

WHEREAS, the Seguin City Council finds that minor building construction and repairs to existing one- and two- family homes such as re-roofs and small storage sheds no larger than 200 square feet should not require a building permit or building inspections by City inspectors.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Seguin, Texas:

PART ONE. Section 18-26(b) of the Seguin Code of Ordinance, Building Code, Code adopted, Exclusions from the International Residential Code, 2015, is hereby amended as follows (~~strikethrough~~ indicates deleted text):

ARTICLE II. BUILDING CODES

Sec. 18-26. Code adopted.

(b) *Exclusions from the International Residential Code, 2015.*

(1) Section R105.2

~~1. One-story detached accessory structures used as tool and storage sheds, provided floor area does not exceed 200 square feet.~~

2. Fences not over six feet in height.

(2) Appendix F - Radon Control Methods

(3) Appendix I - Private Sewage Disposal

(4) Appendix L - Permit Fees

(5) Appendix P - Fire Sprinkling

(6) Appendix M - Home Day Care

(7) Appendix Q - ICC Electrical Code and Part VIII- Electrical Chapters 33—42

(8) Chapter 3, Section 313, Automatic Fire Sprinkler System

PART TWO. Section 18-28 of the Seguin Code of Ordinances- Building Codes, Permits, is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

Sec. 18-28. - Permit.

Any owner, authorized agent or contractor who desires to construct, enlarge, alter, repair, move, demolish, ~~roof, reroof~~ or change the occupancy of a building or structure or to cause any such work to be done shall first make application to the building official and obtain the required permit for the work. Permits are also required to roof or reroof a structure with the following exceptions:

- (1) A permit is not required to replace asphalt shingles or any roof covering on a one- or two- family residential dwelling unless the decking or framing are affected.
- (2) A permit is not required for non-structural roof repairs to one- or two- family residential dwellings.

PART THREE. All ordinances and resolution or parts of ordinances or resolutions in conflict with this ordinance are repealed.

PART FOUR. This ordinance shall be published in a newspaper of general circulation.

PART FIVE. This ordinance shall be effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on the first reading this 15th day of March, 2022.

PASSED AND APPROVED AND ADOPTED on the second reading this 5th day of April, 2022.

DONNA DODGEN
Mayor

ATTEST:

Naomi Manski
City Secretary