

ORDINANCE NO. O-2026-07-01

AN ORDINANCE OF THE CITY OF WESTON, COLLIN COUNTY, TEXAS, ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, AND INTERNATIONAL PROPERTY MAINTENANCE CODE, EACH TOGETHER WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS RECOMMENDED AMENDMENTS THERETO; ADOPTING THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70); PROVIDING FOR PERMITS AND FEES; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR ENFORCEMENT DISCRETION AND NON-WAIVER; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING CUMULATIVE REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE; AND AMENDING SECTIONS ONE AND THREE TO SPECIFY THAT, WHERE THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL FIRE CODE PROVIDE AN OPTION, THE CITY HEREBY ADOPTS OPTION B.

WHEREAS, the City of Weston, Collin County, Texas, is a Type A general-law municipality created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council is authorized by Chapters 51, 54, 211, and 214 of the Texas Local Government Code to adopt ordinances and codes for the protection of the public health, safety, and general welfare, including building, residential, fire, plumbing, mechanical, fuel gas, existing building, swimming pool and spa, property maintenance, and electrical codes; and

WHEREAS, the City currently enforces the 2018 editions of the International Codes adopted by Ordinance No. O-2018-09-01, the 2021 International Fire Code adopted by Ordinance No. O-2022-03-01, and the 2017 National Electrical Code adopted by Ordinance No. O-2018-03-02; and

WHEREAS, the International Code Council has published the 2024 editions of the International Codes, and the National Fire Protection Association has published the 2023 edition of the National Electrical Code (NFPA 70); and

WHEREAS, the North Central Texas Council of Governments (NCTCOG), through its Regional Codes Coordinating Committee, has reviewed the 2024 editions of the International Codes and has recommended regional amendments thereto to promote uniformity and consistency of construction regulation among the municipalities of North Central Texas; and

WHEREAS, the 2018 International Energy Conservation Code, adopted by Ordinance No. O-2018-09-01, remains in effect as the energy code of the City and is not amended or repealed by this Ordinance; and

WHEREAS, the City Council finds that adoption of the most recent editions of said codes, together with the NCTCOG recommended regional amendments, is in the best interest of the public health, safety, and general welfare of the citizens of the City of Weston;

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

SECTION 1

ADOPTION OF THE 2024 INTERNATIONAL BUILDING CODE

The 2024 Edition of the International Building Code, as published by the International Code Council, is hereby adopted as the official building code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit A and incorporated herein for all purposes. Where the International Building Code provides an option, the City hereby adopts Option B.

SECTION 2

ADOPTION OF THE 2024 INTERNATIONAL RESIDENTIAL CODE

The 2024 Edition of the International Residential Code, as published by the International Code Council, is hereby adopted as the official residential code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit B and incorporated herein for all purposes.

SECTION 3

ADOPTION OF THE 2024 INTERNATIONAL FIRE CODE

The 2024 Edition of the International Fire Code, as published by the International Code Council, is hereby adopted as the official fire code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit C and incorporated herein for all purposes. Where the International Fire Code provides an option, the City hereby adopts Option B.

SECTION 4

ADOPTION OF THE 2024 INTERNATIONAL PLUMBING CODE

The 2024 Edition of the International Plumbing Code, as published by the International Code Council, is hereby adopted as the official plumbing code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit D and incorporated herein for all purposes.

SECTION 5

ADOPTION OF THE 2024 INTERNATIONAL MECHANICAL CODE

The 2024 Edition of the International Mechanical Code, as published by the International Code Council, is hereby adopted as the official mechanical code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit E and incorporated herein for all purposes.

SECTION 6

ADOPTION OF THE 2024 INTERNATIONAL FUEL GAS CODE

The 2024 Edition of the International Fuel Gas Code, as published by the International Code Council, is hereby adopted as the official fuel gas code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit F and incorporated herein for all purposes.

SECTION 7

ADOPTION OF THE 2024 INTERNATIONAL EXISTING BUILDING CODE

The 2024 Edition of the International Existing Building Code, as published by the International Code Council, is hereby adopted as the official existing building code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit G and incorporated herein for all purposes.

SECTION 8

ADOPTION OF THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE

The 2024 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council, is hereby adopted as the official swimming pool and spa code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit H and incorporated herein for all purposes.

SECTION 9

ADOPTION OF THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

The 2024 Edition of the International Property Maintenance Code, as published by the International Code Council, is hereby adopted as the official property maintenance code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety, together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit I and incorporated herein for all purposes.

SECTION 10

ADOPTION OF THE 2023 NATIONAL ELECTRICAL CODE

The 2023 Edition of the National Electrical Code (NFPA 70), as published by the National Fire Protection Association, is hereby adopted as the official electrical code of the City of Weston, Texas, and is fully incorporated by reference as though copied into this Ordinance in its entirety,

together with the North Central Texas Council of Governments recommended amendments thereto, attached hereto as Exhibit J and incorporated herein for all purposes.

SECTION 11

ENERGY CONSERVATION CODE UNAFFECTED

Nothing in this Ordinance amends or repeals the 2018 International Energy Conservation Code adopted by Ordinance No. O-2018-09-01, which remains in full force and effect as the energy code of the City.

SECTION 12

CONFLICTS AMONG CODES

In the event of any conflict between the codes adopted herein as they apply to the construction, alteration, or repair of one- and two-family dwellings and townhouses not more than three stories above grade plane, the provisions of the 2024 International Residential Code, as amended, shall control.

SECTION 13

PERMITS AND FEES

No building, structure, or system regulated by the codes adopted herein shall be constructed, enlarged, altered, repaired, moved, or demolished without first obtaining the required permit from the City. Fees for permits, inspections, and plan review shall be as established in the City's adopted fee schedule, as amended from time to time.

SECTION 14

TRANSITION

Complete permit applications filed prior to the effective date of this Ordinance, and any construction performed pursuant to a permit issued on such an application, may be reviewed, inspected, and completed under the codes in effect on the date the application was filed.

SECTION 15

PENALTY

Any person, firm, or corporation who violates any provision of this Ordinance or of the codes adopted herein, or who fails to comply with any provision hereof, shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed Five Hundred Dollars (\$500.00); provided, however, that any violation of a provision governing fire safety, zoning, or public health and sanitation, including the dumping of refuse, shall be subject to a fine not to exceed Two Thousand Dollars (\$2,000.00), as authorized by Section 54.001 of the Texas Local Government Code. Each day that a violation continues shall constitute a separate offense.

SECTION 16

ENFORCEMENT DISCRETION; NO WAIVER

The City may enforce the codes adopted herein by any lawful means, including administrative remedies, civil action, or criminal prosecution. The City, in its sole discretion, may elect not to issue a citation or impose a fine for any violation of this Ordinance or of the codes adopted herein. No such election, and no delay or forbearance by the City in enforcement, shall constitute a waiver of any provision of this Ordinance or of the codes adopted herein, nor a waiver of the City's right to require correction of any violation or to enforce code compliance by any lawful means, nor shall it create any vested right, estoppel, or defense against subsequent enforcement.

SECTION 17

CUMULATIVE REPEALER

This Ordinance shall be cumulative of all provisions of all existing ordinances of the City of Weston, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such existing ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. Without limiting the foregoing, Ordinance Nos. O-2018-09-01, O-2018-03-02, and O-2022-03-01 are repealed to the extent of any conflict with this Ordinance.

SECTION 18

PROVISIONS SEVERABLE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or 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 or invalid phrase, clause, sentence, paragraph, or section.

SECTION 19

PREVIOUSLY ACCRUING RIGHTS AND REMEDIES SAVED

All rights and remedies of the City of Weston, Texas, are expressly saved as to any and all violations of the provisions of the Building Code, Residential Code, Fire Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Energy Conservation Code, Existing Building Code, Swimming Pool and Spa Code, Property Maintenance Code, Electrical Code, or any other ordinances affecting such codes which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 20

PUBLICATION

The City Secretary is hereby directed to publish the caption of this Ordinance in the official newspaper of the City as required by Section 52.011 of the Texas Local Government Code, and to file proof of such publication in the records of the City.

SECTION 21
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Weston, Texas, this the 14th day of July, 2026.

APPROVED:



Matt Marchiori, Mayor

ATTEST:



Britt Murry, City Secretary



Exhibits (attach NCTCOG 2024 Recommended Regional Amendments, as approved for distribution by the NCTCOG Executive Board):

- Exhibit A - NCTCOG Amendments to the 2024 International Building Code
- Exhibit B - NCTCOG Amendments to the 2024 International Residential Code
- Exhibit C - NCTCOG Amendments to the 2024 International Fire Code
- Exhibit D - NCTCOG Amendments to the 2024 International Plumbing Code
- Exhibit E - NCTCOG Amendments to the 2024 International Mechanical Code
- Exhibit F - NCTCOG Amendments to the 2024 International Fuel Gas Code
- Exhibit G - NCTCOG Amendments to the 2024 International Existing Building Code
- Exhibit H - NCTCOG Amendments to the 2024 International Swimming Pool and Spa Code
- Exhibit I - NCTCOG Amendments to the 2024 International Property Maintenance Code
- Exhibit J - NCTCOG Amendments to the 2023 National Electrical Code