



INTERNATIONAL RESIDENTIAL CODE ORDINANCE NO. 1075

AN ORDINANCE OF THE CITY OF CIBOLO AMENDING THE 2012 EDITION OF THE *INTERNATIONAL RESIDENTIAL CODE*, REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, REPLACEMENT AND REPAIR OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREES STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS IN THE CITY OF CIBOLO; REPEALING ALL ORDINANCES AND REGULATIONS IN CONFLICT AND THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY NOT IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE.

WHEREAS, the City of Cibolo is a Home Rule Municipality located in Guadalupe County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to its adopted City Charter and all applicable laws and enabling legislation of the State of Texas; and

WHEREAS, the City of Cibolo is governed by a Home Rule Charter that was approved by the Citizens of Cibolo in a duly called election held on September 11, 2004; and

WHEREAS, Chapter 54.001 of the Texas Local Government Code provides the general authority for the City of Cibolo to enforce each rule, ordinance, or police regulation of the City of Cibolo and to punish a violation of a rule, ordinance, or police regulation; and

WHEREAS, Chapter 214.212 of the Texas Local Government Code provides the general authority for the City of Cibolo to adopt local amendments to the *International Residential Code*; and

WHEREAS, the City of Cibolo, Texas seeks to protect the health, safety, and welfare of the citizens of the City of Cibolo; and

WHEREAS, the City of Cibolo, Texas seeks to regulate and govern the requirements for Fiber Cement siding of residential buildings and structures.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF CIBOLO DOES HEREBY AMEND THE CITY'S CODE OF ORDINANCES AS FOLLOWS:

Section 1. Code Amendment

That the Cibolo Code of Ordinances Section 14-2(a)(5) a. is hereby amended by adding the following:

R703.10 Fiber-cement siding is amended by deleting the existing language in section R703.10.1 Panel siding and replacing with the following wording: Panel siding is prohibited for use on one and two family dwellings.

Section R703.10.2 Lap siding is amended as follows:

R703.10.2 Lap siding. Fiber-cement lap siding having a maximum width of 12 inches shall be integrally colored and shall comply with the requirements of ASTM C 1186, Type A, minimum Grade II. Lap siding shall be lapped a minimum of 1 ¼ inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends sealed with caulking, installed with an H-section joint cover, located over a strip of flashing or shall be designed to comply with Section R703.1. Lap siding courses may be installed with the fastener heads exposed or concealed, according to Table R703.4 or approved manufacturers' installation instructions.

Section 2. Cumulative.

That this ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 3. Severability

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. Continuation of Existing Regulations.

That nothing in this ordinance or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. Effective Date.

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective immediately upon the passage and approval of the City Council of the City of Cibolo, Texas.

PASSED AND APPROVED on this the 22 day of October, 2013
APPROVED:

Jennifer Hartman
Jennifer Hartman, Mayor

ATTEST
Peggy Cimics
Peggy Cimics, City Secretary

APPROVED AS TO FORM

City Attorney's Office

