

ORDINANCE NO. 2025-840

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS PROVIDING FOR THE REPEAL OF CHAPTER 4, ARTICLE V, SECTIONS 4-81 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS AND ORDINANCE 2021-745, AND ADOPTING THE 2020 NATIONAL ELECTRICAL CODE IN PLACE THEREOF; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING FOR 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, further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

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

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 2020 National Electrical Code, with certain modifications and additions as are herein prescribed, within the corporate limits of the City of Cedar Hill, Texas.

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

SECTION 1. REPEAL OF ARTICLE V, SECTION 4-81

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article V, Section 4-81 of the Code of Ordinances of the City of Cedar Hill, Texas and Ordinance 2021-745 and adopts this ordinance in its place which shall hereafter read as follows:

SECTION 2. ADOPTION OF THE 2020 NATIONAL ELECTRICAL CODE

The 2020 National Electrical Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are herein after deleted, modified or amended and the provisions of such code shall be controlling in the

installation, alteration or repair of electric installations and the inspection thereof, within the corporate limits of the City of Cedar Hill, Texas.

2020 National Electrical Code Additional requirements and amendments.

(1) Article 100, Part 1 is amended to read as follows:

Engineering Supervision. Supervision of a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

(2) Article 110.2 is amended to read as follows:

110.2 Approval. The conductors and equipment required or permitted by this Code shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third-party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the International Code Council International Accreditation Service AC354 or ANSI National Accreditation Board programs and approved by the Authority Having Jurisdiction (AHJ).

Exception: Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third-party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the ICC IAS AC354 or ANAB programs and approved by the AHJ.

Informational Note 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of Approved, Identified, Labeled, and Listed.

Informational Note 2: Manufacturer's self-certification of equipment may not necessarily comply with US product safety standards as certified by a National Recognized Testing Lab (NRTL).

Informational Note 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third-party inspection agency.

(3) Article 410.118 is amended to read as follows:

410.118 Access to other boxes.

Luminaires recessed in the ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire.

Exception: Removable luminaires with a minimum measurement of 22 inches X 22 inches shall be permitted to be used as access to outlet, pull, junction boxes or conduit bodies.

(4) Article 422.31 B is amended to read as follows:

Article 422.31 B. Appliances Rated over 300 Volt-Amperes. For permanently connected appliances rated over 300 volt-amperes, the branch circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from and is readily accessible to the appliance it serves or it capable of being locked in the open position in accordance with 110.25 and is readily accessible to the appliance it serves.

Informational Note No. 1: For appliances employing unit switches. See 422.34.

Informational Note No. 2: The following means of access are considered to constitute readily accessible for the code change when conforming to the additional access requirements of the I Codes.

- (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.

(5) Article 500.8 (A)(3) is amended to read as follows:

500.8 Equipment. Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13° F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class 1 Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

- (1) Equipment listing or labeling

- (2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation.
- (3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation and an engineering judgment signed and sealed by a qualified Licensed Professional Engineer in the State of Texas.

Informational Note: Additional documentation for equipment may include certificates, demonstration compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information. Guidelines for certificates may be found in ANSI/ISA 12.00.02, Certificate Standard for AEx Equipment for Hazardous (Classified) Locations.

(6) Article 505.7 (A) is amended to read as follows:

505.7 Special Precaution. Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than - 20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class 1, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by qualified Licensed Professional Engineer in the State of Texas.

(7) Article 710.15 A is amended to read as follows:

710.15 General

710.15(A) Supply Output. Power supply to premises wiring systems fed by stand-alone or isolated microgrid power sources shall have adequate capacity to meet the calculated load in accordance with Article 220.

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 constitutes 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

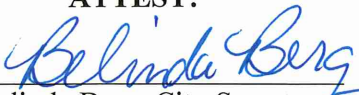
The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

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



Stephen Mason, Mayor

ATTEST:


Belinda Berg, City Secretary

APPROVED AS TO FORM:


Ron G. MacFarlane Jr., City Attorney