

ORDINANCE NO. 2025- 846

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE; PROVIDING FOR THE REPEAL OF CHAPTER 4, ARTICLE XIX, SECTIONS 4-401 THROUGH 4-402 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS AND REPLACING SAME WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING FOR A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; 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, this 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.

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 Energy Conservation 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 XIX, Sections 4-401 thru 4-402

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article XIX, Sections 4-401 thru 4-402 of the Code of Ordinances of the City of Cedar Hill, Texas, and adopts this ordinance in place thereof which shall hereafter read as follows:

SECTION 2. Adoption of the 2021 International Energy Conservation Code

The 2021 International Energy Conservation 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 construction of new, and alteration of existing, buildings and the inspection thereof within the corporate limits of the City of Cedar Hill, Texas.

2021 International Energy Conservation Code Additional requirements and amendments.

(1) Section C102.1.2 is amended to read as follows:

C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

(2) Section C202 is amended to read as follows:

Projection Factor. The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

(3) Section C402.2.8 is added to read as follows:

C402.2.8 Insulation installed in walls. To insure that insulation remains in place, insulation installed in walls shall be totally enclosed on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing, netting or other equivalent materials approved by the building official.

(4) Section C402.5.2 is amended to read as follows:

C402.5.2 Dwelling and sleeping unit enclosure testing. The building thermal envelope shall be tested in accordance with ASTM E779, ANSI/RESNET/ICC 380, ASTM E1827 or an equivalent method approved by the code official. The measured air leakage shall not exceed 0.03 cfm/ft² (1.5 Us m²) of the testing unit enclosure area at a pressure differential of 0.2 inch water gauge (50 Pa). Where multiple dwelling units or sleeping units or other occupiable conditioned spaces are contained within one building thermal envelope, each unit shall be considered an individual testing unit, and the building air leakage shall be the weighted average of all testing units results, weighted by each testing unit's enclosure area. Units shall be tested separately with an unguarded blower test as follows:

1. Where buildings have fewer than eight testing units, each testing unit shall be tested.

2. For buildings with eight or more testing units, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations.

(5) Section R102.1.2 is added to read as follows:

R102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2- family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.

(6) Section R202 is amended to read as follows:

Projection Factor. The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

Dynamic Glazing. Any fenestration product that has the fully reversible ability to change its performance properties, including U-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

(7) Table 402.1.2 is amended to read as follows:

Table R402.1.2
Maximum Assembly U-Factors^a and Fenestration Requirements

Climat e Zone	Fenestratio n U-Factor ^f	Skyligh t U- Factor	Glazed Fenestratio n SHGC ^{d,e}	Ceilin g U- Factor	Wood Fram e Wall U- Factor	Mass Wall U- Factor	Floor U- Facto r	Basement ^c Wall U- Factor	Slab ^d U- Facto r	Crawl SpaceWal l U-Factor
2	0.40	0.65	0.25	0.29	0.084	0.165	0.064	0.360	0	0.477
3	0.32	0.55	0.25	0.29	0.060	0.098	0.047	0.097 ^c	0	0.136

Footnotes remain the same.

(8) Table 402.1.3 is amended to read as follows:

Table R402.1.3
Insulation and Fenestration Requirements by Component^a

Climate Zone	Fenestration U-Factor ^b	Skylight ^b U-Factor	Glazed Fenestration SHGC ^{b,e}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement ^c Wall R-Value	Slab ^d R-Value & Depth	Crawl Space ^e Wall R-Value
2	0.40	0.55	0.25	42	13 or 0+10	8/13	19	5/13 ^f	0	5/13
3	0.32	0.55	0.25	42	19 or 13+5ci, 0+15	5ci or 13f		10ci, 2ft		5ci or 13f

Footnotes remain the same.

(9) Section R402.2.13 is added to read as follows:

Section R402.2.13 Insulation installed in walls. To ensure that insulation remains in place, insulation installed in walls shall be totally enclosed on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing, netting or other equivalent materials approve by the building official.

(10) Section R402.4.1.4 is added to read as follows:

R402.4.1.4 Sampling option for R2 Multifamily dwelling units. For building having eight or more testing units as required by R402.4.1.2 or R402.4.1.3 the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit a middle floor unit, and a unit with the largest testing unit enclosure area. For each tested unit that exceeds the maximum air leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where building have fewer than eight testing units, each testing unit shall be tested.

(11) Section R403.3.8 is added to read as follows:

R403.3.8 Sampling option for R2 Multifamily dwelling units. For buildings having eight or more testing units that must be tested as required by R403.3.5, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that exceeds the maximum duct leakage rate, an additional three units shall be tested, including a mixture of testing unit types and locations. Where buildings having fewer than eight testing units, each testing unit shall be tested.

(12) Section R403.6.4 is added to read as follows:

R403.6.4 Sampling options for R2 multifamily dwelling units. For buildings with eight or more testing units that must be tested as required by R403.6.3, the greater of seven units or 20 percent of the testing units in the building shall be tested, including a top floor unit, a ground floor unit, a middle floor unit, and a unit with the largest testing unit floor area. For each tested unit that does not meet the minimum ventilation rate, an additional three units

shall be tested, including a mixture of testing unit types and locations. Where buildings having fewer than eight testing units, each testing unit shall be tested.

(13) Table R406.5 is amended to read as follows:

TABLE R406.5²
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2/3	59

²This table is effective from September 1, 2022, to August 31, 2025

TABLE R406.5²
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
2/3	57

²This table is effective from September 1, 2025, to August 31, 2028

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, corporation or other entity that violates 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, shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500.00)**, 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 amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 7. EFFECTIVE DATE

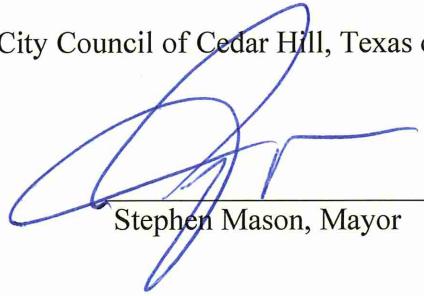
Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this

Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 8. PUBLICATION

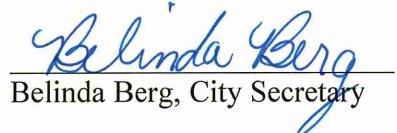
The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication as provided by law.

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