



22-0565

**TITLE:** Consider/Discuss/Act on an Ordinance Amending Sections 122-26(a) and 122-26(b) of the Code of Ordinances to Amend the 2018 Editions of the *International Building Code* and *International Residential Code* to Define the Term, "Premises," including an Exception for Off-Site Mechanical, Electrical, and Plumbing Systems within a Specific Designated Geographic Area

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney  
(5D: Promote reinvestment activities and ordinance changes in McKinney's historic downtown that balance preservation of historic character and current market needs)

**MEETING DATE:** June 21, 2022

**DEPARTMENT:** Building Inspections

**CONTACT:** Suzanne Arnold, Chief Building Official

**RECOMMENDED CITY COUNCIL ACTION:**

- Approve the proposed ordinance amendments.

**ITEM SUMMARY:**

- Staff is proposing to add a definition for "Premises" in the amendments to the 2018 International Building Code and International Residential Code. This definition clarifies that building permits are specific to a singular address, bound by property lines, and all building components generally must be contained within that premises.
- With this definition, the amendment creates an exception by which properties in the historic downtown business area may place required mechanical, electrical and plumbing equipment in easements on adjacent properties.
- Easement documents must be reviewed by the City to ensure that the equipment will be able to remain in place in perpetuity and be accessed as needed.
- Staff recognizes that many of the historic downtown buildings are bound by property lines at or near their outer walls, creating instances where there is not

sufficient space on the ground within the property lines to place equipment such as air conditioning units. Furthermore, staff recognizes that many of our historic buildings were not designed and constructed to withstand loads such as rooftop mechanical units, and modifications to reinforce those buildings may diminish their historic qualities.

- This ordinance amendment creates a legal mechanism by which equipment may be placed in an easement on an adjoining lot when it is inviable to place it on the same lot as the building it serves. This allowance only applies to the historic downtown business area outlined in the ordinance.

**BACKGROUND INFORMATION:**

- N/A

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Ordinance](#)