

Notice of Meeting of the Building Standards Commission of the City of Georgetown, Texas March 16, 2026

The Georgetown Building Standards Commission will meet on March 16, 2026 at 5:30 PM at Williamson Conference Room at the Georgetown Municipal Complex, 300-1 Industrial Ave., Georgetown, Texas.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Regular Session

1.A Meeting Minutes of January 15, 2026

Consideration and possible action to approve the minutes from the January 15, 2026 meeting -- Cindy Gilbert, Senior Administrative Permit Technician

1.B 2026 National Electric Code possible adoption

Consideration, discussion, and possible recommendation to adopt the 2026 NEC -- Cindy Gilbert, Senior Administrative Permit Technician

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Building Standards Commission
March 16, 2026

SUBJECT:

Meeting Minutes of January 15, 2026

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the January 15, 2026 meeting --
Cindy Gilbert, Senior Administrative Permit Technician

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Cindy Gilbert, Permitting and Inspections

ATTACHMENTS:

[Board Minutes 01.15.2026.pdf](#)

Minutes of the Building Standards Commission City of Georgetown, Texas Thursday, January 15, 2026

The Georgetown Building Standards Commission met on Thursday, January 15, 2026 at 6:00 PM at Williamson Conference Room at the Georgetown Municipal Complex, 300-1 Industrial Ave., Georgetown, Texas.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Garth E Aegerter, Michael Price, Rueben Leslie L Rodriguez, Stephen F Dickey, Shelley Morgan

Call to Order

Comments from the Chair – Need to plan on voting on a Vice Chair and/or Secretary at next meeting.

Announcements

Public Wishing to Address the Board

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1. Regular Session

1.A [Fire Code Review](#)

Consideration, discussion, and possible recommendation of proposed amendments to the 2021 International Fire Code –Jason Fryer, Fire Marshall, and John Sullivan, Fire Chief

Moved by Michael Price; seconded by Rueben Leslie L Rodriguez to Approve Motion to approve as presented.

Motion Approved: 5- 0

Voting For: Garth E Aegerter, Michael Price, Rueben Leslie L Rodriguez, Stephen F Dickey, Shelley Morgan

Voting Against: None

1.B [Affordability Options](#)

Discussion on code review related to City Council's direction to look at affordability option -- Mayor Josh Schroeder

Adjournment

Moved by Michael Price; seconded by Rueben Leslie L Rodriguez to Adjourn .

Motion Approved: 5 - 0

Voting For: Garth E Aegerter, Michael Price, Rueben Leslie L Rodriguez, Stephen F Dickey, Shelley Morgan

Voting Against: None

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Building Standards Commission
March 16, 2026

SUBJECT:

2026 National Electric Code possible adoption

SUGGESTED ACTION:

Consideration, discussion, and possible recommendation to adopt the 2026 NEC -- Cindy Gilbert,
Senior Administrative Permit Technician

ITEM SUMMARY:

Possible adoption of the 2026 NEC

FINANCIAL IMPACT:

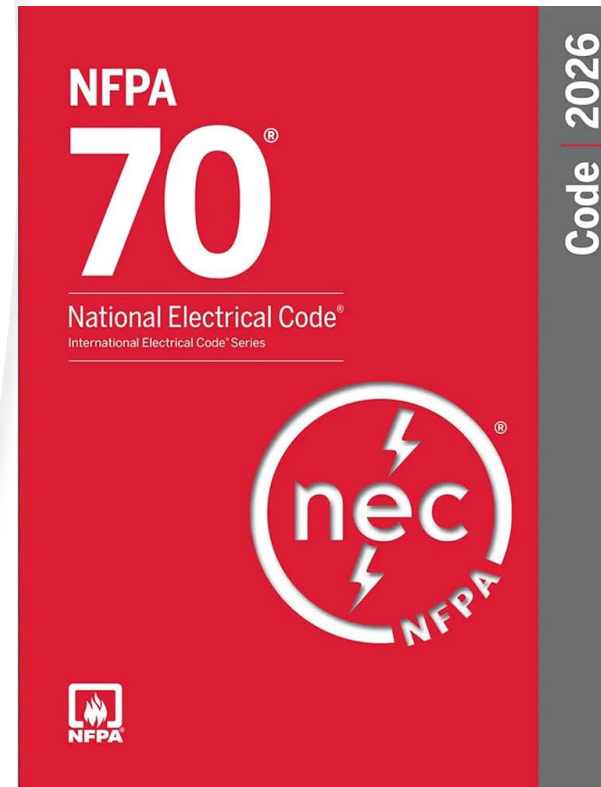
SUBMITTED BY:

Cindy Gilbert, Permitting and Inspections

ATTACHMENTS:

[2026 NFPA code adoption.pdf](#)

Adopting the 2026 NFPA 70



Texas Department of Licensing and Regulation

- **Required Licensing:** Almost all electrical work in Texas requires a license, with specific exemptions for certain industries like agriculture, manufacturing, and low-voltage work.
- **Licensing & Types:** TDLR issues licenses for different levels, including Apprentice, Journeyman, and Master Electrician.
- **Safety Standards:** Electricians must follow the latest National Electrical Code (NEC) adopted by TDLR.
- **Code Cycle (NFPA 70):** The NEC (NFPA 70) is updated by the National Fire Protection Association every 3 years. Texas adopts these new, safer standards, and continuing education ensures electricians are trained on these updates.
- **Local Authority (AHJ):** While TDLR sets statewide standards, local municipalities (Authorities Having Jurisdiction - AHJs) may have their own ordinances and specific code adoption timelines.

Why Change?

- **Misaligned Inspection Standards:** If an inspector relies on the 2020 or 2023 NEC, they cannot properly enforce new, mandatory safety features, leading to situations where a project is legally compliant locally but technically unsafe by modern standards.
- **Failed Inspections/Callbacks:** Contractors working to the new standard may be unnecessarily delayed or forced to revise work because an inspector is using an outdated, more restrictive, or less specific code, creating "callbacks" and confusion.
- **Enforceability Challenges:** When inspectors use old codes, they struggle to enforce requirements for new technologies that did not exist in older cycles. (e.g., bidirectional EV charging or advanced, smart-enabled panel boards)

New Technology and More Complicated Systems

Energy Storage Systems (ESS) and Solar: As solar, battery, and alternative energy systems evolve, the 2026 code provides updated safety standards. Operating on older codes leaves installations vulnerable to outdated, less safe methods for disconnecting and servicing these systems.



Changing Technology / Battery Charging



- **Qualified Personnel (Article 625):** Permanent electric vehicle power transfer system equipment must be installed by qualified persons, increasing requirements for professional, licensed installation.
- **Load Calculations (Section 120.57):** For Electric Vehicle Supply Equipment (EVSE), the load calculation is the larger of the nameplate rating or 7200 VA (30A @ 240V). Article 625 allows for load calculation reductions based on Energy Management Systems (EMS).
- **New Article 624 - Electric Self-Propelled Vehicles (ESV):** Addresses charging for non-EV vehicles such as farm equipment, boats, aircraft, and golf carts, covering power transfer and potential bidirectional power export.
- **Emergency Disconnects (Section 625.43):** Expanded requirements for clearly identified emergency disconnects for permanently connected EVSE and Wireless Power Transfer Equipment (WPTE).
- **GFCI Protection (Section 625.54):** Receptacles used for EV charging require GFCI protection, regardless of location.
- **Stationary Batteries (Article 480):** Applies to all stationary battery installations with a capacity greater than 3.6 MJ (1 kWh)
- **Continuous Load Sizing:** EV chargers are classified as continuous loads, requiring branch circuits and overcurrent protection to be sized at **125% of the load**
- **Emergency Disconnects:** EVSE installations now require one or more clearly identified **emergency disconnects** located between **20 and 100 feet** from the equipment.

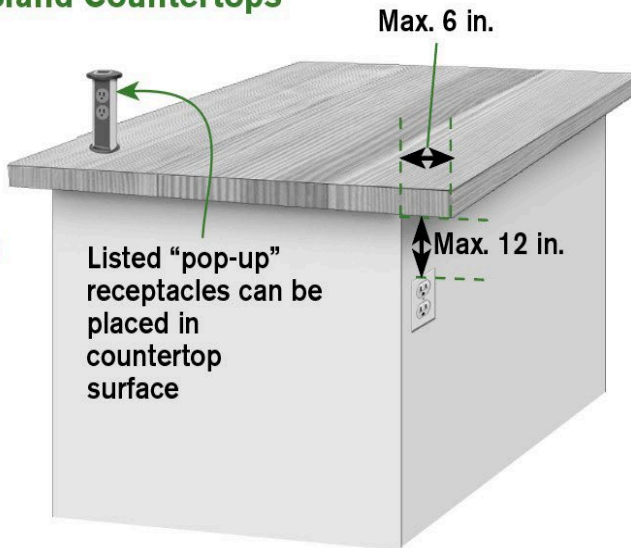
Kitchen Islands and Peninsula Outlets

Code changes from 2020 - 2023

Code ☒ Check

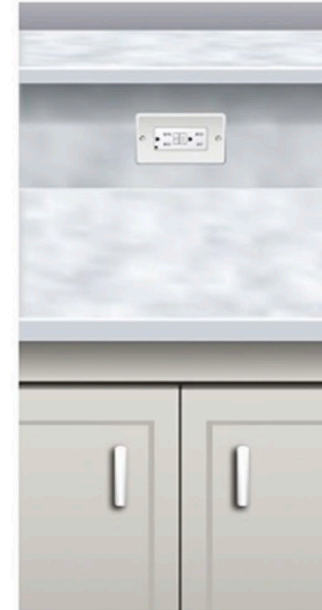
Island Countertops

Island countertops require one receptacle for the first 9 sq. ft. & additional receptacles for each subsequent 18 sq. ft. or fraction thereof. The receptacle can be on the side of the cabinet no more than 12 in. from the countertop surface if the overhang of the countertop does not exceed 6 in.



© 2021 Code Check

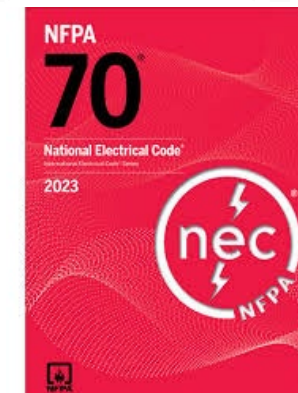
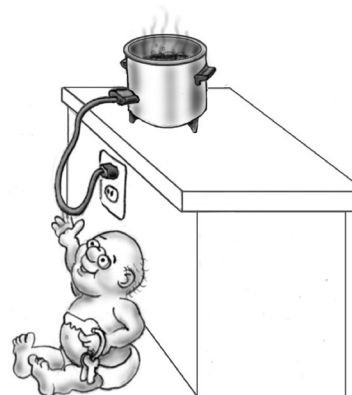
Option 1



Option 2



Option 3



Interpretation Conflicts with the Code Change

- **2023 NFPA : 210.52(A)(2) Wall Space.**

Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, stationary appliances, and fixed cabinets that do not have countertops or similar work surfaces.

- **2026 NFPA : 210.52(A)(2) Wall Space.**

Any space 2 feet or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, stationary appliances, and fixed cabinets.

Kitchen Islands and Peninsula Outlets

2026 NFPA 210.52(C)(4)

- **Prohibited Locations (210.52(C)(4)):** Receptacles are prohibited within 24 inches (610 mm) of the countertop surface in the vertical plane, specifically addressing hazards from appliance cords hanging over edges.



Safety and Clarity Changes



Reorganized Structure for High-Voltage & Low-Voltage:

High-Voltage: Systems over 1,000V AC or 1,500V DC now have a dedicated "playbook" (Articles 265–270), making it easier to find relevant rules for medium-voltage commercial and industrial jobs.

Limited-Energy: Chapter 7 has been completely remodeled with a new suite of articles (720–750) for technologies like **Power over Ethernet (PoE)** and security systems, reflecting the explosive growth of these low-voltage applications.



Emergency Responder Safety: Refined rules for outdoor service disconnects in one- and two-family dwellings ensure that first responders can quickly and safely cut power during emergencies without entering the building.



New Technology

- **GFCI-HF : High-Frequency (HF)** rated Ground Fault Circuit Interrupters. These are a specialized class of safety devices designed to address "nuisance tripping" caused by modern, high-frequency electrical loads.

The 2026 NEC features "hundreds of changes" that fundamentally shift the layout of the code.

- **3,933 Public Inputs (PIs):** The total number of initial change proposals submitted by the public.
 - **1,507 First Revisions:** Modifications initially approved by Code Making Panels (CMPs).
 - **1,800 Public Comments:** Feedback submitted on the initial draft.
 - **894 Second Revisions:** Finalized changes based on public comments.
 - **239 Correlating Revisions:** Changes made to ensure consistency across different articles.
 - **63 Certified Amending Motions (CAMs):** Specific motions debated and voted on at the NFPA Technical Meeting.
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- **Article Reorganization:** Key articles have been moved, such as **Load Calculations** (moving from Article 220 to **Article 120**) and **Energy Management Systems** (moving from Article 750 to **Article 130**).
 - **Medium Voltage Consolidation:** New articles (**265 through 270**) now house requirements for systems over 1000 volts AC and 1500 volts DC, replacing the deleted Article 235.
 - **Limited-Energy Realignment:** Chapter 8 (Communications) is no longer a standalone chapter; its content is being integrated into a newly unified framework in **Chapter 7** (Articles 720–750).
 - **New Technologies:** A new **Article 624** was added to address Electric Self-Propelled Vehicle Power Transfer Systems (ESVSEs), covering bidirectional charging and mobile power.
 - **Expanded Safety Protections:** Significant updates were made to **Arc-Flash Hazard Marking** (Section 110.16) and **GFCI protection** for outdoor HVAC equipment.

Conclusion

- Adopting the **2026 NFPA 70** (National Electrical Code) is a proactive move to align with modern technology, improve worker safety, and simplify complex electrical installations. As the "benchmark for safe electrical design", this edition introduces critical updates that will help the City of Georgetown stay in line with ever changing technology and electrical safety standards.

