



**HOUSING &
PLANNING**

Affordability Impact Statement

*Land Development Code Chapter 25-12, Article 4
Development Services Department
May 30, 2023*

Proposed Regulation

The proposed ordinance would amend Article 4 of Chapter 25-12 of the Land Development Code to adopt the 2023 National Electric Code (NEC). The proposal would also make minor edits to the current ordinance for clarity, organization, and consistency.

The Development Services Department reviewed the 2023 NEC and identified the following items as potential cost increases over the current ordinance (based on the 2020 NEC):

1. Electric range, wall mounted oven, and counter mounted cooking unit branch circuit or outlet required to be GFCI (Ground Fault Circuit Interrupter) protected. 125.00
2. Microwave required to be GFCI protected. 58.00

Edits to the local ordinance include:

1. Removal of the definition of Chief Electrical Inspector.
2. Modified the definition of an Electrical Inspector.
3. Removed the word "Electrical" from Professional Electrical Engineer.
4. Removed 80.27- Inspector Qualifications.
5. Removed the word "looping" from 110.12 Mechanical Execution of Work.

	<p>6. Revised 310.110(C)(1) Conductor Identification to 210.5(C)(1) and removed throughout each system to at all terminations, connections, and splice points. Also added an exception for NM cable in one, two, and multi-family dwellings.</p> <p>7. Removed 250.68(A)(1) Concrete Encased Electrode Accessibility.</p>
Land Use/Zoning Impacts on Housing Costs	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral</p> <p><i>None.</i></p>
Impact on Development Cost	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral</p> <p><i>The Development Services Department identified potential impacts to housing in the 2023 NEC including an expanded list of appliances that require GFCI protection.</i></p> <p><i>GFCI protection requires small parts and minimal labor, and Housing staff do not believe that this represents a negative impact to development cost.</i></p>
Impact on Affordable Housing	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral</p> <p><i>None.</i></p>
Other Policy Considerations	<p><i>The State of Texas will be adopting the 2023 National Electrical Code on September 1, 2023. Bringing the city's electric code into alignment with the State would increase consistency and clarity across public entities.</i></p>

	<i>Adopting best-practices for electric infrastructure furthers city goals around public health and safety.</i>
Proposed Alternative Policy Language	<i>None.</i>
Manager's Signature <u><i>Marla Torrado</i></u>	