

## **ORDINANCE NO. 3944**



**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, REPEALING IN ITS ENTIRETY CITY OF FARMERS BRANCH ORDINANCE NO. 3608, CODIFIED AS CHAPTER 22 (BUILDINGS AND BUILDING REGULATIONS) ARTICLE III.5 (RESIDENTIAL CODE); AND ADOPTING THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, WITH CERTAIN ADDITIONS, DELETIONS, AND AMENDMENTS, AS THE RESIDENTIAL CODE OF THE CITY OF FARMERS BRANCH; PROVIDING A REPEALER CLAUSE, SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes, including the International Residential Code; and

**WHEREAS**, since the 1970s, the City of Farmers Branch has been involved throughout the development process of the ICC, specifically the International Residential Code, in conjunction with the North Texas Chapter of the International Code Council, Regional Codes Coordinating Committee of North Central Texas Council of Governments (NCTCOG), and the International Conference of Building Officials (ICBO); and

**WHEREAS**, on December 12, 2019, by Ordinance No. 3608, the City Council for the City of Farmers Branch established a Residential Code to reflect and provided regulations thereunder, and such Ordinances were codified as Chapter 22 (Buildings and Building Regulations) Article III.5 (Residential Code) of the City's Code of Ordinances; and

**WHEREAS**, the 2024 International Residential Code, a publication of the ICC, has been reviewed by city staff and the NCTCOG for necessary updates and amendments; and

**WHEREAS**, the City Council of the City of Farmers Branch has determined that it is in the best interest of the citizens of the City of Farmers Branch to adopt the 2024 Edition of the International Residential Code, and the additions, deletions, and amendments thereto, as the minimum standards for the construction, use, occupancy and maintenance of residential buildings and structures within the City limits, as set forth herein, and to adopt the Residential Code in order to account for unique local practices and /or conditions relating to the design and construction of structures within the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:**

**SECTION 1.** Ordinance No. 3608 duly passed and approved by the City Council of the City of Farmers Branch on December 12, 2019, is hereby repealed in its entirety.

**SECTION 2.** A new Chapter 22 (Buildings and Building Regulations) Article III.5 (Residential Code) is hereby adopted and shall read in its entirety as follows:

[Insert New Changes]

## **CHAPTER 22 BUILDINGS AND BUILDING REGULATIONS**

### **ARTICLE III.5 RESIDENTIAL CODE**

#### **Sec. 22 -100. Adoption of International Residential Code; purpose.**

There is hereby adopted by the City of Farmers Branch, Texas for the purpose of establishing rules and regulations for the design, quality of materials, erection, construction, installation, alteration, repair, location, relocation, replacement, conversion, addition to, moving, removal, demolition, occupancy, equipment, use, height, area and maintenance of all building or structures, the 2024 International building Code, published by the International Code Council; including Appendix AA (BOARD OF APPEALS), BB (TINY HOUSING), BF (PATIO COVERS), BM (3D-PRINTED BUILDING CONSTRUCTION), BO (EXISTING BUILDINGS AND STRUCTURES), CF (SIZING OF WATER PIPING SYSTEMS), NB (SOLAR-READY PROVISIONS- DETACHED ONE- AND TWO FAMILY DWELLINGS AND TOWNHOUSES), ND (ELECTRIC ENERGY STORAGE PROVISIONS), NE (ELECTRIC VEHICLE CHARGING INFRASTRUCTURE) with the exception of such sections thereof as are hereafter deleted, modified or amended by this Ordinance, and the same are hereby adopted and incorporated herein, the same as if entirely set out at length herein, and from the date of which this Ordinance shall take effect, the provisions hereof shall be controlling within the corporate limits of the City of Farmers Branch, Texas. This code shall be known as the "Building Code" or the " Farmers Branch Building Code.

**Sec 22-101. Local Amendments to the International Residential Code:** For purposes of enforcement of the provisions of the Building Code within the incorporated limits of the City, the following deletions, additions, and amendments to the 2024 Edition of the International Residential Code are hereby approved and amended as follows:

#### **Section R102.4 Referenced codes and standards; change to read as follows:**

**R102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall

be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

**Section R104.7 to read as follows:**

**R104.7 Official records.**

The city manager or designee shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

**Section R105.2 is amended to read as follows:**

**R105.2 Work exempt from permit.**

**Building:**

**Delete and renumber as follows**

1. Sidewalks and driveways not more than 12 inches above adjacent grade and not over 100 square feet in area.
2. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
4. Swings and other playground equipment on the same lot as a one-or-two family dwelling or townhome.
5. Existing fence repairs or replacements less than 20 feet in total length provided neither the height, or location is altered within a 12 month period of the repair.

**Remaining text to remain unchanged.**

**R105.3 Application for permit. Delete item # 5 – regarding valuation of work**

**Section R105.3.2 Time limitation of application.** An application for permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the city manager or designee is authorized to grant one or more extensions of time for additional periods not exceeding 45 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 120 days after its issuance or after commencement of work if more than 120 days pass between inspections. The city manager or designee is authorized to grant, in writing, one or more extensions

of time, for periods not more than 120 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R110.1 Use and change of occupancy; Change to read**

A building or structure shall not be used or occupied in whole or in part, and a change of occupancy of a building or structure or portion thereof shall not be made, until the city manager or designee has issued an approval therefore as provided herein. Issuance of an approval shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

**Section R110.2 Certificate issued. Delete the entire section.**

**Section R110.3 Temporary occupancy; Change to read**

The city manager or designee is authorized to issue a temporary approval before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The city manager or designee shall set a time period during which the temporary approval is valid.

**Section R110.4 Revocation; Change to read**

The city manager or designee is authorized to suspend or revoke approval issued under the provisions of this code, in writing, wherever the approval is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the jurisdiction.

**Add Section R115 UNSAFE STRUCTURES AND EQUIPMENT**

**[A] 115.1 UNSAFE CONDITIONS.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life, or the public welfare, or that involve illegal or improper occupancy, or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the city manager or designee deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

**[A] 115.2 RECORD.** The city manager or designee shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**[A] 115.3 NOTICE.** If an unsafe condition is found, the city manager or designee shall serve on the owner of the structure, or the owner's authorized agent, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to city manager or designee acceptance or rejection of the terms of the order.

**[A] 115.4 METHOD OF SERVICE.** Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods.

1. A copy is delivered to the owner personally.
2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local or state law.

If the certified or registered letter is returned showing that the letter was not delivered. A copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

**[A] 115.5 RESTORATION OR ABATEMENT.** Where the structure or equipment determined to be unsafe by the city manager or designee is restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the city manager or designee shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of the International Existing Building Code.

**Section R202 Definitions; change definition of "Townhouse Unit" to read as follows:**

**TOWNHOUSE UNIT.** A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

**\*\*\*Table R301.2 Climatic and Geographic Design Criteria; fill in as follows:**

**Delete remainder of table Manual J Design Criteria and footnote N**

GROUND SNOW LOAD <sup>o</sup>	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>r</sup>	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDER- LAYMENT <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	SPEED <sup>d</sup> (MPH)	Topographic Effects <sup>k</sup>	Special wind Region <sup>l</sup>	Windborne Debris Zone <sup>m</sup>		Weathering <sup>a</sup>	Frost Line Depth <sup>b</sup>	Termite <sup>c</sup>					
9 lb/ft <sup>2</sup>	105 (3 sec- gust)/ 33 ft.above ground Exposure C	No	No	No	A	Moderate	6"	Very Heavy	22 <sup>o</sup> F	No	Local Code	150	64.9 <sup>o</sup> F

**Section R302.1 Exterior walls; add exception #6 to read as follows:**

**Exceptions:** {previous exceptions unchanged}

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

**Section R302.2.6 Structural independence; delete exception #6:**

**Exceptions:** {previous exceptions unchanged}

**Section R302.5.1 Opening protection; change to read as follows:**

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors

**Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety.**

**Section R325.2 Bathrooms, Exception; amend to read as follows:**

**Exception:** {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

**R327.3 Blocking Locations; add to read as follows:**

**R327.3 Blocking locations.** Required at one toilet at grade level with blocking installed at rear wall and, if available, one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.

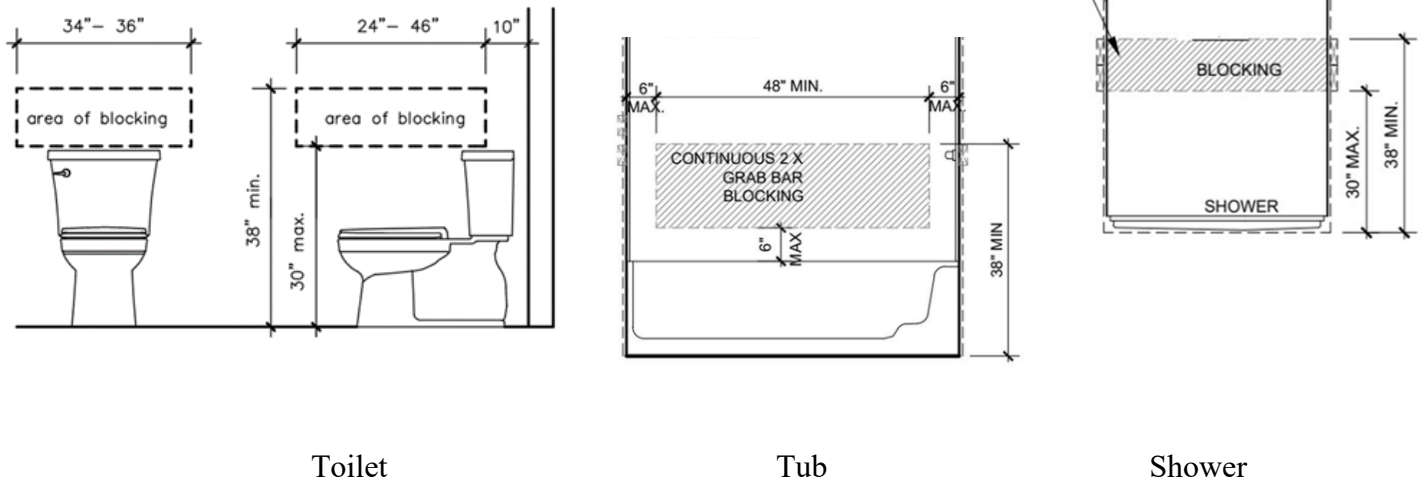


Fig R327.3

**R327.4 Wall Blocking; add to read as follows:**

**R327.4 Wall Blocking.** Blocking may be 1/2" plywood or 2 x solid wood blocking or equivalent, flush with wall as shown in Figure R327.4.

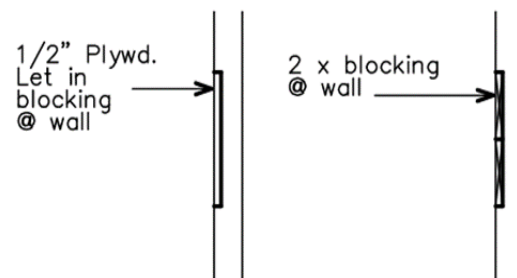


Fig R327.4

**Section 328.1.1; add to read as follows:**

**Section 328.1.1 Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

**Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

**Section R401.2; add a new paragraph following the existing paragraph to read as follows.**

**Section R401.2. Requirements.** {existing text unchanged} ...

Every post-tension foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

(Amendment to 2021 IRC carried forward to 2024 IRC.)

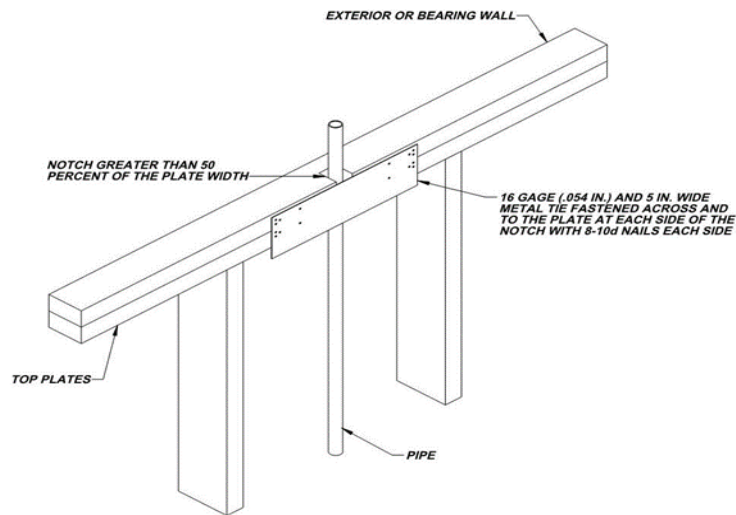
**Section R602.6.1; amend the following:**

**R602.6.1 Drilling and notching of top plate.** When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

(Amendment to 2021 IRC carried forward to 2024 IRC.)



**Figure R602.6.1; delete the figure and insert the following figure:**



(Amendment to 2021 IRC carried forward to 2024 IRC also provides additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

**Table R603.7(2); change footnotes to read as follows:**

- a. All screw sizes shown are minimum size, not to exceed 2 sizes larger.
- b. {delete}
- c. {delete}
- d. {unchanged}

**Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:**

**R703.8.4.1.2 Veneer Ties for Wall Studs.** In stud framed exterior walls, all ties may be anchored to studs as follows:

- 1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
- 2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

**Section R1005.7 Factory-built chimney offsets; change to read as follows:**

**R1005.7 Factory-built chimney offsets.**

Where a factory-built chimney assembly incorporates offsets or where a fireplace manufacturer's instructions do not address factory-built chimney offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

**Delete Section R1005.9 Factory-built chimney offsets.**

**Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2024 IECC for energy code provisions and recommended amendments.**

**Section M1305.1.2; change to read as follows:**

**M1305.1.2 Appliances in attics.** Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

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.

**Exceptions:**

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

**M1401.1.1; is added to read as follows:**

**M1401.1.1 Air conditioning equipment.** All residential dwelling units shall be designed and installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

**Section M1411.9; change to read as follows:**

**M1411.9 Condensate disposal.** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain. {remaining text unchanged}

---

**Section M1411.9.1, Items 3 and 4; add text to read as follows:**

**M1411.9.1 Auxiliary and secondary drain systems.** {bulk of paragraph unchanged}

1. {text unchanged}
2. {text unchanged}
3. An auxiliary drain pan... {bulk of text unchanged}... with Item 1 of this section. A water level detection device may be installed only with prior approval of the city manager or designee.
4. A water level detection device... {bulk of text unchanged}... overflow rim of such pan. A water level detection device may be installed only with prior approval of the city manager or designee.

**Section M1411.9.1.1; add text to read as follows:**

**M1411.9.1.1 Water-level monitoring devices.** On down-flow units ...{bulk of text unchanged}... installed in the drain line. A water level detection device may be installed only with prior approval of the city manager or designee.

**M1503.6 Makeup Air Required; amend and add exception as follows:**

**M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s) shall be mechanically or passively provided with makeup air at a rate approximate to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with [Section M1503.6.2](#).

**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m<sup>3</sup>/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m<sup>3</sup>/s) shall be provided with a makeup air at a rate

approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

**Section M2005.2; change to read as follows:**

**M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

**Section G2408.3 (305.5) Private Garages; Delete this section in its entirety.**

**Section G2415.2 (404.2 ) CSST; add a second paragraph to read as follows:**

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

**Section G2415.12 (404.12) and G2415.12.1 (404.12.1); Change to read as follows:**

**G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

**G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety**

**Section G2417.1 (406.1); change to read as follows:**

**G2417.1 (406.1) General.** Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this

code. The permit holder shall give reasonable advance notice to the city manager or designee when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

**Section G2417.4; change to read as follows:**

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

**Section G2417.4.1; change to read as follows:**

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge, For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

**Section G2417.4.2; change to read as follows:**

**G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time satisfactory to the city manager or designee, but in no case for less than fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the city manager or designee, but in no case for less than thirty (30) minutes.

**Section G2420.1 (409.1) add Section G2420.1.4 (409.1.4) to read as follows:**

**G2420.1.4 (409.1.4) Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

**Section G2420.5.1 (409.5.1); add text to read as follows:**

**G2420.5.1 (409.5.1) Located within the same room.** The shutoff valve... {bulk of paragraph unchanged}... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

**Section G2421.1 (410.1); add text and Exception to read as follows:**

**G2421.1 (410.1) Pressure regulators.** A line pressure regulator shall be ... {bulk of paragraph unchanged}... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

**Exception:** A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

**Section G2445.2 (621.2); add Exception to read as follows:**

**G2445.2 (621.2) Prohibited use.** One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

**Exception:** Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the city manager or designee, unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

**Section P2603; add to read as follows:**

**P2603.3 Protection against corrosion.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

**Section P2603.5.1 Sewer Depth; change to read as follows:**

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12] inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

**Section P2604; P2604.1.1 add to read as follows:**

**P2604.1.1 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

**Section P2801.5.1; change to read as follows:**

**Section P2801.5.1 Pan size and drain.** The pan shall be not less than 1 1/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufacturers installation instructions and installed with those instructions. {existing text unchanged}

**Section P2804.6.1; change to read as follows:**

**Section P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors.

[remainder unchanged]

**Section P2902.5.3; change to read as follows:**

**P2902.5.3 Lawn irrigation systems.** The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

**Section P3003.9; change to read as follows:**

**P3003.9.2 Solvent cementing.** Joint surfaces shall be clean and free from moisture. A purple primer, that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while



the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

**Section P3111Combination waste and vent systems; Delete this section in its entirety.**

**Section P3112.2 Vent Connection; delete and replace with the following:**

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

**E3901.2.1 SPACING. \*\*\*DELETE\*\***

**E3901.4 COUNTERTOP AND WORK SURFACE RECEPTACLES.  
\*\*\*DELETE\*\*\***

**E3901.4.1 WALL SPACES. \*\*\*DELETE\*\*\***

**E3901.4.2 ISLAND AND PENINSULAR COUNTERTOPS AND WORK  
SURFACES. \*\*\*DELETE\*\*\***

**E3901.4.3 RECEPTICLE OUTLET LOCATION. \*\*\*DELETE\*\*\***

**Note all adopted appendices are not required, but if provided, shall follow the appropriate appendix governing that installation or by the discretion of the city manager or designee.**

**SECTION 3.** All provisions of the Code of Ordinances of the City of Farmers Branch in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Farmers Branch, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**SECTION 4.** It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision, or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**SECTION 5.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

**SECTION 6.** Any violation of the provisions or terms of this ordinance shall be subject to the same penalty as provided in the Code of Ordinances of the City of Farmers Branch as heretofore amended and, upon conviction, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00). Every day a violation continues shall constitute a separate offense.

**SECTION 7.** This Ordinance shall take effect on October 1, 2025, following the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 19th DAY OF AUGUST, 2025.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Erin Flores, City Secretary

\_\_\_\_\_  
Terry Lynne, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Nicole Corr, City Attorney  
[vf.07.20.25]