

ORDINANCE NO. 3950



AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, REPEALING IN ITS ENTIRETY CITY OF FARMERS BRANCH ORDINANCE NO. 3610, CODIFIED AS CHAPTER 22 (BUILDINGS AND BUILDING REGULATIONS) ARTICLE VII (PLUMBING STANDARDS); AND ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE, WITH CERTAIN ADDITIONS, DELETIONS, AND AMENDMENTS, AS THE PLUMBING 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 Plumbing Code; and

WHEREAS, since the 1970s, the City of Farmers Branch has been involved throughout the development process of the ICC, specifically the International Plumbing 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. 3610, the City Council for the City of Farmers Branch established a Plumbing Code to reflect and provided regulations thereunder, and such Ordinances were codified as Chapter 22 (Buildings and Building Regulations) Article VII (Plumbing Code) of the City's Code of Ordinances; and

WHEREAS, the 2024 International Plumbing 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 Plumbing Code, and the additions, deletions, and amendments thereto, as the minimum standards for the construction, enlargement, alteration, repair, use, and maintenance of plumbing systems within the City limits, as set forth herein, and to adopt the Plumbing Code in order to account for unique local practices and /or conditions relating to the same within the City;

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

SECTION 1. Ordinance No. 3610 duly passed and approved by the City Council of the City of Farmers Branch on December 12, 2019, is hereby repealed in its entirety.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 VII (Plumbing Standards) is hereby adopted and shall read in its entirety as follows:

ARTICLE VII. PLUMBING STANDARDS

Sec. 22-226. Adoption of the International Plumbing Code; purpose.

The 2024 Edition of the International Plumbing Code, as published by the International Code Council and as amended pursuant to Sec. 22-227, is hereby adopted. Copies of the plumbing Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. The city manager or designee, is hereby authorized and directed to enforce all provisions of the Plumbing Code. For purposes of this Article, the phrase “Plumbing Code” means collectively (i) the 2024 Edition of the International Plumbing Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 22-227

Sec. 22-227. Amendments to international Plumbing Code.

For purposes of enforcement of the provisions of the Plumbing Code within the incorporated limits of the City, the following deletions, additions, and amendments to the 2024 Edition of the International Plumbing Code are hereby approved and amended as follows:

Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer’s installation instruction shall apply.

Section 305; change to read as follows:

305.1 Protection against contact. 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.

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 305.4.1; changed to read as follows:

305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section 306.2.5; added to read as follows:

306.2.5 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions and ASTM D2321. Trench width shall be controlled to not exceed the outside pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the 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 a minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section 403.1; add a second paragraph to read as follows:

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Code Official. The number of occupants shall be determined by the International Building Code.

In other than E Occupancies, the minimum number of fixtures in Table 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the city manager or designee.

Table 403.1; add footnote g to read as follows:

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Section 413.4; change to read as follows:

413.4 Required location for floor drains. Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.

2. Commercial kitchens.

Exception: In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.

3. Public restrooms.

4. Closets containing mop/service sinks.

Section 502.3; change to read as follows:

502.3 Water heaters installed in attics. (Remain the same) As a minimum access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair rated for 300 lb. minimum.
3. An access door from an upper floor level

Section 608.17.5; change to read as follows:

608.17.5 Connections to 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 principal 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 principal backflow preventer.

Section 703.6; Combined sanitary and storm public sewer. Delete in its entirety.

Section 704.5; added to read as follows:

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

Section 712.4.3; add Section 712.4.3 to read as follows:

712.4.3 Dual Pump System. All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

Section 903.1.1; change to read as follows:

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

Section 1109; Combined Sanitary and Storm Public Sewer: Delete in its entirety.

Section 1202.1; delete Exceptions 1 and 2.

Chapter 15; ASTM D2321; added to Referenced Standards

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications 306.2.5

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]