



## ORDINANCE NO. 3268

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 22 TITLED “BUILDINGS AND BUILDING REGULATIONS” BY AMENDING ARTICLE VII TITLED “PLUMBING STANDARDS” TO ADOPT THE PROVISIONS OF THE 2012 EDITION OF THE INTERNATIONAL PLUMBING CODE WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

**WHEREAS**, the City of Farmers Branch has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

**WHEREAS**, the creation of the 2012 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Farmers Branch has adopted since the 1970s; and

**WHEREAS**, the International Codes have been reviewed by the NCTCOG and City staff; and

**WHEREAS**, the City's building and construction codes are intended to be updated periodically, with the 2012 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; 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 2012 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

**SECTION 1.** Chapter 22 titled “Buildings and Building Regulations” of the Code of Ordinances of the City of Farmers Branch, Texas, is amended by amending Article VII titled “Plumbing Standards” by adopting the provisions of the 2012 Edition of the International Plumbing Code with amendments to read as follows:

**“CHAPTER 22. BUILDINGS AND BUILDING REGULATIONS**

...

**ARTICLE VII. PLUMBING STANDARDS**

**Sec. 22-226. Adoption of International Plumbing 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, conversion, occupancy, equipment, use, height, area and maintenance of all building or structures, the 2012 International Plumbing Code, published by the International Code Council, 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 "Plumbing Code" or the "Farmers Branch Plumbing Code".

**Sec. 22-227. Amendments to International Plumbing Code.**

The plumbing code adopted in section 22-226 is amended as follows:

*102.8 Referenced codes and standards.* The codes and standards referenced in this code shall be those that are listed in Chapter 13 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. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. 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 to NFPA 70 or the ICC *Electrical Code* shall mean the Electrical Code as adopted.

*106.4.1 Plumbing License Required.* All applications for plumbing permits must be made by a responsible master plumber who holds a valid registered license as a Master Plumber issued by the Texas State Plumbing Examiners Board. Plumbing contractors shall register their license with the City.

**EXCEPTION:** A property owner who is the current occupant of a homestead may apply for and obtain a permit to perform plumbing work on and for the said homestead, provided all work which is required to be performed by a licensed plumber is done by the property owner, all the work is performed in conformance with this code and no other City, County, State or Federal law is violated.

*106.4.2 Irrigators License Required.* All applications for irrigation permits must be made by a plumbing contractor who holds a valid registered license as a Master Plumber or an irrigation contractor who holds an Irrigators License issued by the Texas Irrigators Advisory

Council of Texas Natural Resource and Conservation Commission. Irrigation contractors shall register license with the City annually, such registration shall expire December 31 of each year.

**EXCEPTION:** A property owner who is the current occupant of a homestead may apply for and obtain a permit to perform irrigation work on and for said homestead, provided all work which is required to be performed by a licensed irrigator is performed by the property owner, all the work is performed in conformance with this code and no other City, County, State or Federal law is violated.

*106.6.2 Fee schedule.* The fee for each permit shall be set forth in Appendix A “Fee Schedules” of the Code of Ordinance of the City of Farmers Branch.

*106.6.3 Fee Refunds.* The code official may authorize the refunding of fees.

*108.4 Violation penalties.* Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, and upon conviction thereof in Municipal Court, shall be punishable by a fine of not more than two thousand dollars (\$2,000.00) for each offence. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

*109.2 General.* In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a board of appeals consisting of members who are not employees of the jurisdiction. The building official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

*109.2.1 Appointment.* The members of the Zoning Board of Adjustment of the City of Farmers Branch shall be appointed as the board of appeals.

*109.2.3 Limitations of Authority.* The board of appeals shall have no authority relative to interpretations of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

*Delete Sections 109.2.4 – 109.7*

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

*305.9 Protection of components of plumbing system.* Components of a plumbing system installed within 3 feet along alleyways, driveways, parking garages or other locations in a manner in which they would be exposed to damage shall be recessed into the wall or otherwise protected in an *approved* manner.

*312.10.1 Inspections.* Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. Refer to TCEQ regulations for further information.

*314.2.1 Condensate disposal.* Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge in a publicly exposed area such as into a street, alley, sidewalk, rooftops or other areas so as to cause a nuisance.

*314.2.2 Drain pipe materials and sizes.* Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC, or schedule 80 PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, and temperature and exposure rating of the installation. Condensate waste and drain line size shall not be less than ¾-inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with an approved method. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope

*401.1 Scope.* This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of *occupancy*, and shall provide for the minimum number of fixtures for various types of occupancies. The provisions of this Chapter are meant to work in coordination with the provisions of the *Building Code*. Should any conflicts arise between the two chapters, the *code official* shall determine which provision applies.

*403.1 Minimum number of fixtures.* Plumbing fixtures shall be provided for the type of occupancy and in the minimum number as follows.

1. Assembly Occupancies: at least one drinking fountain shall be provided at each floor level in an approved location.  
**EXCEPTION:** A drinking fountain need not be provided in a drinking or dining establishment.
2. Groups A,B,F,H,I, M and S Occupancies: Buildings or portions thereof where persons are employed shall be provided with at least one water closet for each sex except as provided for in 403.2
3. Group E and R Occupancies: Shall be provided with fixtures as shown in Table 403.1

It is recommended, but not required, that the minimum number of fixtures provided also comply with the number shown in Table P403.1. Types of occupancies not shown in Table P403.1 shall be considered individually by the code official. The number of occupants shall be determined by the Building Code. Occupancy classification shall be determined in accordance with the Building Code.

*412.4 Required locations.* Floor drains shall be installed in the following areas:

1. In public coin-operated laundries and in the central washing facilities of multiple-family dwellings, the rooms containing the automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area.
2. Commercial kitchens. (In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.)

*417.7 Test for shower receptors.* Shower receptors shall be tested for water tightness by filling with water to the level of the threshold. The drain shall be plugged in a manner so that both sides of pans shall be subject to the test at the point where it is clamped to the drain.

*419.3 Surrounding material.* Wall and floor space to a point 2 feet (610 mm) in front of a urinal lip and 4 feet (1219 mm) above the floor and at least 2 feet (610 mm) to each side of the urinal shall be waterproofed with a smooth, readily cleanable, hard, nonabsorbent material.

*502.5.1 Electrical requirements.* A lighting fixture controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the equipment location in accordance with the electrical code.

*502.6 Water heaters above ground or floor.* When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

**EXCEPTION:** A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

*502.6.1* Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 502.1.

*504.6 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 located in the same room as the water heater.
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 manufacturer's installation instructions and installed with those instructions.

5. Discharge to an indirect waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.

7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate less than 6 inches or more than 24 inches (152 mm) above grade the floor or nor more than 6 inches above the waste receptor.
11. Not have a threaded connection at the end of such piping.

*604.4.1 State maximum flow rate.* Where the State mandated maximum flow rate is more restrictive than those of this section, the State flow rate shall take precedence.

*604.8.3 Thermal expansion control.* An expansion tank or approved device shall be installed for the water heater with the addition of a pressure reducing valve or regulator creating a closed system.

*606.2 Location of shutoff valves.* Shutoff valves shall be installed in the following locations:

1. On the fixture supply to each plumbing fixture, other than fixtures supplying tub and shower valves.
2. On the water supply pipe to each sillcock when subject to freezing.
3. On the water supply pipe to each appliance or mechanical equipment.

*608.1 General.* A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from nonpotable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, except and as specifically stated in Sections 608.2 through 608.16.10

*608.16.5 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 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.

*712.5 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.

*903.1 Roof extension.* All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

*917 Single stack vent system.* Delete entire section.

*1003.3.1.1 Location.* Grease interceptors shall be located on the exterior of the building or other location approved by the code official.

*1106.1 General.* The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on 6 inches per hour rainfall rate.

*1107.3 Sizing of secondary drains.* Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106 based on the rainfall rate for which the primary system is sized in Figure 1106.1 or on other rainfall rates determined from *approved* local weather data. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

**Secs. 22-228, 22.229 Reserved.”**

**SECTION 2.** That all provisions of the Ordinances of the City of Farmers Branch, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 4.** That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

**SECTION 5.** That any person violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for 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).

**SECTION 6.** This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, ON THE 3<sup>rd</sup> DAY OF MARCH, 2014.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Angela Kelly, City Secretary

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William P. Glancy, Mayor

**APPROVED AS TO FORM:**

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Peter G. Smith, City Attorney  
(2-11-14/64733)