



## ORDINANCE NO. 3409

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 22 "BUILDINGS AND BUILDING REGULATIONS", ARTICLE VII "PLUMBING STANDARDS" TO ADOPT THE PROVISIONS OF THE 2015 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 2015 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 2015 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 "Plumbing Standards" to read as follows:

## **ARTICLE VII. PLUMBING STANDARDS**

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

The 2015 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 chief building official, or his authorized representative, 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 2015 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 sections, paragraphs, and sentences of the 2015 Edition of the *International Plumbing Code* are hereby amended as follows:

#### **Table of Contents, Chapter 7, Section 714 is amended to read as follows:**

714 Engineered Drainage Design . . . . . 67

#### **Section 102.8 is amended 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 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

#### **Sections 106.4.1 and 106.4.2 shall read as follows:**

**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.

**Sections 106.6.2 and 106.6.3 are amended to read as follows:**

**106.6.2 Fee schedule.** The fees for all plumbing work shall be adopted by resolution or ordinance of the City Council.

**106.6.3 Fee Refunds.** The code official shall establish a policy for authorizing the refunding of fees.

**Section 108.4 shall read as follows:**

**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.

**Sections 109.1 and 109.2 shall be amended to read as follows:**

**109.1 Application for appeal.** Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

**109.1.1 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.

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

**Sections 109.2.5 through 109.7 are deleted.**

**Section 305.4.1 is amended to read as follows:**

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

**Section 305.7 is amended to read as follows:**

**305.7 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 could be exposed to damage shall be recessed into the wall or otherwise protected in an *approved* manner.

**Section 314.2.1 is amended to read as follows:**

**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. ... {intervening text unchanged} ... Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

**Section 409.2 is amended to read as follows:**

**409.2 Water connection.** The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608. {remainder of section unchanged}

**Section 412.4 is amended to read as follows:**

**412.4 Required location.** 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 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. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.
3. Public restrooms.

**Section 419.3 is amended to read as follows:**

**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.

**Section 502.3 is amended to read as follows:**

**502.3 Appliances in attics.** Attics containing a water heater shall be provided {intervening language unchanged} side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions be not less than 20 inches by 30 inches(508mm by 762mm) where such dimensions are large enough to allow removal of the water heater. A walkway to an appliance shall be rated as a floor as approved by the building official. 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.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

**Exceptions:**

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {remainder of section unchanged}

**Section 502 is amended by adding Section 502.6 to read as follows:**

**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.

**Section 504.6 is amended to read as follows:**

**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.
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 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. Terminate not more than 6 inches and not less than two time the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and *approved* for such use in accordance with ASME A112.4.1.

**Section 504.7.1 is amended to read as follows:**

**504.7.1 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 605.4. Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

**Section 604.4 is amended by adding Section 604.4.1 to read as follows:**

**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.

**Section 606.1 is amended by deleting numbered paragraphs 4 and 5.**

**Section 606.2 is amended to read as follows:**

**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 bathtubs and showers in one- and two-family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.
2. On the water supply pipe to each appliance or mechanical equipment.

**Section 608.1 is amended to read as follows:**

**608.1 General.** A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable 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, and as specifically stated in Sections 608.2 through 608.16.10.

**Section 608.16.5 is amended to read as follows:**

**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.

**Section 608.17 is amended to read as follows:**

**608.17 Protection of individual water supplies.** An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.17.1 through 608.17.8.

**Section 610.1 is amended to read as follows:**

**610.1 General.** New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed shall be that prescribed by the health authority or water purveyor having jurisdiction or, in the absence of a prescribed method, the procedure described in either AWWA C651 or AWWA C652, or as described in this section. This requirement shall apply to “on-site” or “in-plant” fabrication of a system or to a modular portion of a system.

1. The pipe system shall be flushed with clean, potable water until dirty water does not appear at the points of outlet.
2. The system or part thereof shall be filled with a water/chlorine solution containing at least 50 parts per million (50 mg/L) of chlorine, and the system or part thereof shall be valved off and allowed to stand for 24 hours; or the system or part thereof shall be filled

with a water/chlorine solution containing at least 200 parts per million (200 mg/L) of chlorine and allowed to stand for 3 hours.

3. Following the required standing time, the system shall be flushed with clean potable water until the chlorine is purged from the system.

4. The procedure shall be repeated where shown by a bacteriological examination that contamination remains present in the system.

Exception: With prior approval the Code Official may wave this requirement when deemed unnecessary.

**Section 703.6 is deleted.**

**Section 704 is amended by adding Section 704.5 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 705.11.2 is amended to read in its entirety as follows:**

**705.11.2 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 712 is amended by adding Section 712.5 to read as follows:**

**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.

**Section 714.1 is amended to read as follows:**

**714.1 Design of drainage system.** The sizing, design and layout of the drainage system shall be permitted to be designed by registered professional engineer using *approved* design methods.

**Section 804 is amended by adding Section 804.2 to read as follows:**

**804.2 Special waste pipe, fittings, and components.** Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.



**Section 903.1 is amended to read as follows:**

**903.1 Roof extension.** Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

**Section 917, inclusive of all subsections, is deleted.**

**Section 1002.10 is deleted.**

**Section 1101.8 is amended to read in its entirety as follows:**

**1101.8 Cleanouts required.** Cleanouts or manholes shall be installed in the storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

**Section 1106.1 is amended to read as follows:**

**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 six (6) inches per hour rainfall rate.

**Section 1108.3 is amended to read as follows:**

**1108.3 Sizing of secondary drains.** Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. 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.

**Section 1109 is deleted.**

**Section 1202.1 is amended by deleting Paragraph 2 under "Exceptions".**

**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 on the first day of the calendar month following its passage and publication in accordance with the provisions of the charter and state law.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 13<sup>TH</sup> DAY OF DECEMBER, 2016.**

ATTEST:

APPROVED:

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Amy Piukana, City Secretary

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Bob Phelps, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:11/18/16:81286)