

**CITY OF BELLMEAD, TEXAS
ORDINANCE 2021-10**

AN ORDINANCE OF THE CITY OF BELLMEAD, TEXAS AMENDING CHAPTER 4 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. – BUILDING CODE; PROVIDING FOR THE ADOPTION OF *THE INTERNATIONAL PLUMBING CODE 2018 EDITION*; ADDING SEC 4-144. – PLUMBING AMENDMENTS; PROVIDING FOR THE ADOPTION OF LOCAL AMENDMENTS THERETO; PROVIDING FOR RECORDING OF SUCH CODE AS A PUBLIC RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bellmead is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the *International Plumbing Code, 2018 Edition* regulates the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems; and,

WHEREAS, Chapter 214 of the Local Government Code authorizes a municipality to regulate substandard buildings and establishes procedures thereof; and,

WHEREAS, the City Council desires to update, revise and clarify the standards and regulations that apply to substandard buildings in conformance with legislative amendments and to provide for civil penalty as permitted by law; and,

WHEREAS, the City Council of the City of Bellmead deems it necessary to adopt this ordinance providing minimum standards to safeguard the health, property, and welfare of the citizens of Bellmead by regulating and controlling the use, occupancy, maintenance, repair, design, construction, and quality of materials for buildings and structures within the City.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD, TEXAS:

SECTION 1

Sec. 4-27. – Code Adopted.

There are hereby adopted by the city, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits. The following codes which are adopted by reference as though they were fully copied herein:

- (4) 2018 International Plumbing Code, including Amendments.

SECTION 2

Sec. 4-144. – Amendments.

[A]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 ... {Remainder Text unchanged}

[A]102.8.3 Local amendments. 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 or the National Electrical Code (NEC) shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

[A]106.6.2 Fee schedule. The fees for all plumbing work shall be as indicated in the following schedule: MASTER FEE SCHEDULE adopted by ordinance of the governing body of the jurisdiction.

SECTION 109

MEANS OF APPEAL

[A]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.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)

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.

(Reason: Allows for other materials to be accepted. Corresponds with IRC P2303.3)

Section 305.4. 1; change to read as follows: 305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region. Corresponds with IRC P263.5.1)

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.

(Reason: Provide a common cutoff point to designate a general separation distance at which plumbing systems should be safe for consistency in enforcement.)

306.2.4 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 of the 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 minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field)

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

(Reason: Greater specificity in prohibited locations for condensate discharge. It is the intent of this amendment to send condensate discharge into a sanitary sewer drain. Consistent with regional amendment to IMC 307.2.1.)

Section 314.2.3; Auxiliary and secondary drain systems. Amend to read as follows:

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

(Reason: Greater specificity in prohibited locations for condensate discharge. Consistent with regional amendment to IMC 307.2.1.)

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}

(Reason: Domestic dishwashing machines would be difficult to enforce and should already come equipped with backflow preventers. Consistent with regional amendments in IPC Section 608.)

410.2 Small occupancies. Drinking fountains shall not be required for an occupant load of 25 or fewer and for dining and/or drinking establishments.

(Reason: To match regional amendments in IBC Table 2902.1 footnote g.)

413.4 Required location for floor drains. 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.

(Reason: To make more compatible with local health code practices.)

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided ... {bulk of paragraph unchanged} ... 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.

(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IMC 306.3 and IFGC 306.3)

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 (2,438 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 not more than ten (10) feet (3,048 mm) above the ground or floor level and may be reached with a portable ladder.

(Reason: To provide safe access to water heaters. Consistent with regional amendments to IFGC 306. 7 and IMC 306. 6. Note reference to amendment above.)

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 manufacturer's installation instructions and installed with those instructions.

5. Discharge to approved location or to the outdoors. {remainder unchanged}

(Reason: To provide a higher degree of safety. Corresponds with IRC P2804.6.1)

Section 504.7.1 Pan size and drain. The pan shall be not less than 1 inch (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 manufacturer's installation instructions and installed according to those instructions. {existing text unchanged}

(Reason: Regionally accepted practice. Corresponds with IRC P2801.6.1)

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.

(Reason: To recognize local requirements.)

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 prevention assembly. {remainder unchanged}

(Reason: To recognize regional practices. Corresponds with IRC P2902.5.3)

608.18 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.

(Reason: To allow local requirements to govern.)

Section 703.6; Delete

(Reason: not a standard practice in this region)

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.

(Reason: to allow owners, installers, inspectors, and design professionals to readily identify product markers to determine if they meet all required standards.)

705.10.2. 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 made in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

(Reasoning: to keep the process of joining PVC pipe. Corresponds to IRC P3003.9.2)

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.

(Reason: To address dual pump system. To provide reference for storm drainage systems.)

SECTION 713

ENGINEERED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered engineer using approved design methods.

(Reason: Code was too restrictive.)

803.3 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.

(Reason: To clarify the allowable materials which are specifically listed for chemical drainage applications.)

903.1 Roof extension. Open vent pipes that extend through a roof shall terminate not less than six 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 (2,134 mm) above the roof.

(Reason: To provide regional guideline on standard installation method for this area and address section number correction.)

916.2 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.

(Reason: To clarify the installation of island venting and to provide a regional guideline on a standard installation method for this region. Corresponds with IRC P3112.2)

Section 1202.1; delete Exception 1 and 2.

(Reason: State law already specifies that vacuum systems must comply with NFPA 99.)

SECTION 3

This ordinance shall be cumulative of all provisions of ordinances of the City of Bellmead, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinance are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutional shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance and such unconstitutional phrase, clause, sentence, paragraph or section.

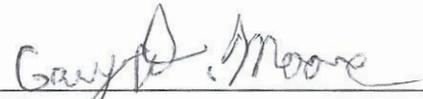
SECTION 5

This ordinance shall be in full force and effect June 1, 2021.

PASSED AND APPROVED ON FIRST READING APRIL 13, 2021.

PASSED AND APPROVED ON SECOND READING MAY 11, 2021.

PASSED AND APPROVED ON THIRD READING MAY 11, 2021.



Mayor, Gary Moore

ATTEST:



Holly Owens, City Secretary



APPROVED AS TO FORM & LEGALITY:



Charles Buenger, City Attorney



CITY COUNCIL AGENDA MEMO

Prepared by: Holly Owens

May 11, 2021

City Manager Approval: Yousry Zakhary

ICC updates – International Plumbing Code 2018 Edition

DESCRIPTION:

Consider **Ordinance 2021-10**: Amending Chapter 4 – Buildings and Building Regulations, Article II. – Building Code; Providing for the adoption of *the International Plumbing Code 2018 Edition*; Adding Sec 4-144. – Amendments; Providing for the adoption of local amendments and appendices thereto; Providing for recording of such code as a public record; Providing that this ordinance shall be cumulative of all ordinances; Providing a severability clause; Providing a savings clause; and Providing an effective date.

BACKGROUND:

Currently, the City of Bellmead operates under the 2012 International Code Council. All codes directly affect construction, inspections, and the ISO rating for the city. Each appendices and amendments are reflective of our community and the surrounding communities. They are also recommended for our region by the NCTCOG.

The International Plumbing Code regulates the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems.

What's new in the IPC 2018 codes?

- **Section 303.5 Cast-iron Soil Pipe, Fittings and Components**
Cast-iron soil pipes and fittings, and the couplings used to join these products together, shall be third-party listed and labeled. Third-party certifies or inspectors shall comply with the minimum inspection requirements of Annex A or Annex A1 of the ASTM and CISPI product standards indicated in the code for such products. *(Language added to ensure quality material.)*
- **Section 403.1.3 Lavatory distribution**
Where two or more toilet rooms are provided for each sex, the required number of lavatories shall be distributed proportionately to the required number of water closets.
- **Section 504.7 Required Pan**
Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:
 - Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
 - Plastic not less than 0.036 inch (0.9 mm) in thickness.
 - Other approved materials.



A plastic pan shall not be installed beneath a gas-fired water heater. *(Types of pans were*

AGENDA ITEM 14B

added for clarification for inspectors.)

- **Section 1003.3.2 Food Waste Disposers Restriction**

A food waste disposer shall not discharge to a grease interceptor.

- **Section 1103.4 Cleanout**

A cleanout shall be installed on the building side of the trap and shall be provided with access.

These are just some of the changes.

This is the link for the IPC Code.

[2018 INTERNATIONAL PLUMBING CODE - ICC DIGITAL CODES \(iccsafe.org\)](https://www.iccsafe.org/2018-international-plumbing-code-icc-digital-codes)

This is the second and third final reading. The first reading was held on April 13th with an approval of 6-0-0.

FISCAL IMPACT or FUNDING SOURCE:

N/A

STAFF RECOMMENDATION:

Motion to approve **Ordinance 2021-10:** Amending Chapter 4 – Buildings and Building Regulations, Article II. – Building Code; Providing for the adoption of *the International Plumbing Code 2018 Edition*; Adding Sec 4-144. – Amendments; Providing for the adoption of local amendments and appendices thereto; Providing for recording of such code as a public record; Providing that this ordinance shall be cumulative of all ordinances; Providing a severability clause; Providing a savings clause; and Providing an effective date.

ATTACHMENTS:

- Ordinance 2021-10 - IPC