

**CITY OF BELLMEAD, TEXAS
ORDINANCE 2021-12**

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 FUEL GAS CODE 2018 EDITION*; ADDING SEC 4-145 – FUEL GAS 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 Fuel Gas Code, 2018 Edition* regulates the installation of fuel-gas piping systems, fuel-gas appliances, gaseous hydrogen system and related accessories except one-and-two family dwellings and multiple single-family dwellings; 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:

- (7) 2018 International Fuel Gas Code, including Amendments.

SECTION 2

Sec. 4-145. – Fuel Gas Amendments.

Section [A] 102.2; add an exception to read as follows:

Exception: Existing dwelling units shall comply with Section 621.2.

(Reason: Previous code provisions made unvented heater provisions retroactive except as provided for in local amendment. This amendment and amendment to IFGC 621.2 better clarify what the code already states: existing systems may stay unless considered unsafe.)

[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: To recognize locally adopted codes and amendments adopted with referenced codes.)

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

[A] 106.6.3 Fee Refunds. The code official shall establish a policy for authorizing the refunding of fees. {Delete balance of section}

(Reason: This calls to attention of local jurisdictions considering adoption that they need a fee schedule and a refund policy.)

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.)

Section 305.5; Private Garages; delete section in its entirety.

(Reason: This provision does not reflect standard practice in this area. Corresponds with IRC G2408.3)

[M] 306.3 Appliances in attics. Attics containing appliances shall be provided ... {bulk of paragraph unchanged} ... 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 ...
2. Where the passageway is unobstructed and not less than 6 feet (1,829 mm) high and 22 inches (559 mm) wide for its entire length {bulk of section to read the same}.

(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. Exception to match IMC 306.3 # 2)

[M] 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4,877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2,438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall ... {bulk of section to read the same} ... on roofs having a slope greater than four units vertical in 12 units horizontal {33 -percent slope} {remainder of text unchanged}.

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

[M] 306.5.1 Sloped Roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25 -percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1,067 mm) above the platform, shall be constructed so as to prevent the passage of a 21 -inch -diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

(Reason: To assure safe access to roof appliances. Consistent with IMC amendments.)

306.7 Water Heaters above ground or floor. When the 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 maximum 10-gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and the water heater installed is 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 and to provide lighting and receptacle for maintenance of equipment. Consistent with regional amendments to IMC 306.6 and IPC 502.6.)

Section 401.5; Identification. 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
½ to 5 psi gas pressure
Do Not Remove”**

(Reason: To protect homeowners and plumbers.)

404.2.1 Gas Pressure labeling. 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: ½ to 5 psi gas pressure - Do Not Remove”

(Reason: To protect homeowners and plumbers. Corresponds with IRC G2415.2. 1)

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

404.12.1 Individual Outdoor Appliances; Delete in its entirety

(Reason: To provide increased protection to piping systems and address reference number change. Corresponds with IRC G2415. 12)

406.1 General. Prior to acceptance and initial operation, all piping installations shall be visually 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 406.1.1 through 406.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official 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.

(Reason: To utilize language used in the IRC G2417.1 regarding who is responsible for testing procedures.)

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.

(Reason: To require the use of more accurate diaphragm gauges. Spring gauges do not provide accurate measurement below approximately 17 psig. Corresponds with IRC G2417.4)

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 (3½"), 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.

(Reason: To provide for lesser pressures to coordinate with the use of more accurate diaphragm gauges. Corresponds to IRC G2417.4.1)

406.4.2 Test duration. The test duration shall be held for a length of time satisfactory to the Building Official, 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 Building Official, but in no case for less than thirty (30) minutes.

(Reason: To comply with accepted regional practices. Corresponds with IRC G2417.4.2)

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.

(Reason: To provide proper security to CSST valves. These standards were established in this region in 1999 when CSST was an emerging technology. Corresponds with IRC G2420.1.4)

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.

(Reason: Reflects regional practice and provides an additional measure of safety. Corresponds with IRC G2420.5.1)

410.1; Add a second paragraph and exception to read as follows: Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

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.

(Reason: To require adequate access to regulators. Corresponds with IRC G2421.1)

411.1.3.3; Prohibited locations and penetrations. Delete Exception 1 and Exception 4.

(Reason: To comply with accepted regional practices. Corresponds with IRC G2422.1.2.3)

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 heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

(Reason: Gives code official discretion. Corresponds with IRC G2445.2)

624.1.1 Installation requirements. The requirements for water heaters relative to sizing... {bulk of paragraph unchanged} ... with the *International Plumbing Code*. The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with this code.

(Reason: To clarify installation requirements. Also corresponds with amendments regarding water heater access. Corresponds to IRC G2448.1.1)

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.

Gary D. Moore

Mayor, Gary Moore

ATTEST:

Holly Owens

Holly Owens, City Secretary



APPROVED AS TO FORM & LEGALITY:

Charles Buenger

Charles Buenger, City Attorney



CITY COUNCIL AGENDA MEMO

Prepared by: Holly Owens

May 11, 2021

City Manager Approval: Yousry Zakhary

ICC updates – International Fuel Gas Code 2018 Edition

DESCRIPTION:

Consider **Ordinance 2021-12**; Amending Chapter 4 – Buildings and Building Regulations, Article II. – Building Code; Providing for the adoption of *the International Fuel Gas Code 2018 Edition*; Adding Sec 4-145 – Fuel Gas 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.

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 Fuel Gas Code regulates the installation of fuel-gas piping systems, fuel-gas appliances, gaseous hydrogen system and related accessories except one-and-two family dwellings and multiple single-family dwellings.

What's new in the IFGC 2018 codes?

- **303.3 Prohibited Locations**

A clothes dryer is installed in a residential bathroom or toilet room having a permanent opening with an area of not less than 100 square inches (0.06 m²) that communicates with a space outside of a sleeping room, bathroom, toilet room or storage closet. *(There were 5 previous prohibited locations. A sixth location was added in the 2018 edition.)*

- **303.3.1 Fireplaces and Decorative Appliances in Group I-2, Condition 2 Occupancies**

Gas fireplace appliances and decorative gas appliances shall be prohibited in Group I-2, Condition 2 occupancies except where such appliances are direct-vent appliances installed in public lobby and waiting area that are not within smoke compartments containing patient sleeping areas. The appliance controls shall be located where they can be accessed only by facility staff. Such fireplaces shall comply with Section 501.2 and 604.1 of the *International Fire Code*.

- **401.9 Identification**

Each length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.

Exceptions:

- Steel pipe sections that are 2 feet (610 mm) and less in length and are cut from longer sections of pipe.
- Steel pipe fittings 2 inches and less in size.
- Where identification is provided on the product packaging or crating.
- Where other approved documentation is provided.

(The exceptions were added in the 2018 edition.)

- **503.2.1 Ventilating Hoods**

The use of ventilating hoods and exhaust systems to vent appliances shall be limited to industrial appliances and appliances installed in commercial applications.

(Section added under 503.2 Venting Systems Required in 2018 edition.)



- **503.2.2 Well-ventilated Spaces**

The flue gases from industrial-type appliances shall not be required to be vented to the outdoors where such gases are discharged into a large and well-ventilated industrial space. *(Section added under 503.2 Venting Systems Required in 2018 edition.)*

- **614.4.1 Exhaust Termination Outlet and Passageway**

The passageway or dryer exhaust duct terminals shall be undiminished in size and shall provide an open area of not less than 12.5 square inches (8,065 mm²). *(Section was added under [M] 614.4 Exhaust Installation.)*

These are only some of the changes.

This is the link for the IFGC Code Book.

[2018 INTERNATIONAL FUEL GAS CODE - ICC DIGITAL CODES \(iccsafe.org\)](http://iccsafe.org)

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 2021-12**; Amending Chapter 4 – Buildings and Building Regulations, Article II. – Building Code; Providing for the adoption of *the International Fuel Gas Code 2018 Edition*; Adding Sec 4-145 – Fuel Gas 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.

ATTACHMENTS:

- Ordinance 2021-12