

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PLANO, TEXAS, REPEALING CITY OF PLANO ORDINANCE NO. 2001-9-12 AND ORDINANCE NO. 2002-11-26 CODIFIED AS DIVISION 2, PLUMBING CODE, OF ARTICLE VIII, PLUMBING AND MECHANICAL EQUIPMENT, OF CHAPTER 6 OF THE CODE OF ORDINANCES; ADOPTING THE 2003 EDITION OF THE INTERNATIONAL PLUMBING CODE, WITH CERTAIN ADDITIONS, DELETIONS AND AMENDMENTS, AS THE PLUMBING CODE OF THE CITY OF PLANO; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PENALTY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, on September 10, 2001, by Ordinance No. 2001-9-12, the City Council of the City of Plano established a Plumbing Code and provided regulations thereunder, and such Ordinances were codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City of Plano, (“City”); and

WHEREAS, on November 25, 2002, by Ordinance No. 2002-11-26, the City Council of the City of Plano amended the Plumbing Code to add an amendment and,

WHEREAS, on June 15, 2004, the Building Standards Commission held a public hearing to discuss the adoption of the 2003 Edition of the International Plumbing Code, a publication of the International Code Council (I.C.C.), along with the Appendices of such Code, and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, Upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2003 Edition of the International Plumbing Code, along with the Appendices of such Code and the local amendments thereto, should be approved and adopted as the Plumbing Code of the City.

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

Section I. Ordinance No. 2001-9-12, duly passed and approved by the city Council of the City of Plano on September 10, 2001 and Ordinance No. 2002-11-26 duly passed and approved by the City Council of the City of Plano on November 25, 2002 are hereby repealed in their entirety.

Section II. A new Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

DIVISION 2 PLUMBING CODE

Sec. 6-236. Penalty.

- (a) Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.
- (b) Civil. The City may file a civil action for enforcement of this Division with civil penalties up to \$1,000.00 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended.

Sec. 6-237. Adopted.

The 2003 Edition of the International Plumbing Code a publication of the International Code Council (I.C.C.) along with the appendices of such Code is hereby adopted and designated as the Plumbing Code of the City, to the same extent as if such code were copied verbatim in this Section, subject to the deletions, additions and amendments prescribed in this Division. A copy of the 2003 Edition of the International Plumbing Code is on file in the office of the City Secretary.

Sec. 238. Administrative authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term “Administrative Authority” shall mean the Building Official of the City, his agents and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Plumbing Code.

Sec. 6-239. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Plumbing Code adopted in this Division are hereby approved and adopted:

Table of Contents, Chapter 7, Section 714; change to read as follows:

Section 714 Engineered Drainage Design 62

(1) Chapter 1, Administration

Section 101.2; change exceptions 1 and 2 as follows:

101.2 Scope (*Paragraph unchanged*)

Exceptions:

1. Detached one and two- family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code as adopted.
2. Plumbing systems in existing buildings undergoing repair, alteration, or additions, and change of occupancy shall be permitted to comply with the International Existing Building Code or the provisions for existing buildings in the International Building Code as adopted.

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 106.6.2 and 106.6.3; change to read as follows:

106.6.2 Fee schedule. The fees for all plumbing work shall be as adopted by resolution of the governing body of the jurisdiction.

106.6.3 Fee Refunds. The code official shall establish a policy for authorizing the refunding of fees (*Delete balance of section*)

Section 109; Delete entire section and insert the following:

SECTION 109
MEANS OF APPEAL

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.

Chapter 3, General Regulations

Section 305.6.1 Sewer Depths is changed to read as follows;

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

Section 305.9 Protection of components of plumbing system; is change to read as follows:

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.

Section 310.4 Water closet compartment; deleted in its entirety

Sections 312.9.1 and 312.9.2; change to read as follows:

312.9.1 Inspections. Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. In the absence of local provisions, the owner is responsible to ensure that testing is performed.

312.9.2 Testing. Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, pressure vacuum breaker assemblies, reduced pressure detector fire protection backflow prevention assemblies, double check detector fire protection backflow prevention assemblies, hose connection backflow preventers, and spill-proof vacuum breakers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The testing procedure shall be performed in accordance with applicable local provisions. In the absence of local provisions, the owner is responsible to ensure that testing is done in accordance with one of the following standards:

{list of standards unchanged}

Section 314.2.1; modify second sentence 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. Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

Section 314.2.2; change to read as follows:

314.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure, temperature, and exposure rating of the installation. Condensate waste and drain line size shall not be less than 3/4 -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.

Chapter 4, Fixtures, Faucets and Fixture Fittings.

Section 401.1 Scope; addition of sentence to read as follows:

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.

Section 403.1 Minimum number of fixtures; change to read as follows:

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 Section 403.2.
3. Group E Occupancies: Shall be provided with fixtures as shown in Table 403.1.
4. Group 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 403.1. Types of occupancies not shown in Table 403.1 shall be considered individually by the Code Official. The International Building Code shall determine the number of occupants. Occupancy classification shall be determined in accordance with the International Building Code.

Add Section 403.1.2 Finished material; to read as follows:

Finish materials shall comply with Section 1209 of the *International Building Code*.

Section 405.6 Plumbing in Mental Health Centers; delete.

Section 409.2 Water connection; change to read as follows:

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.

Section 410.1 Approval; change to read as follows:

Drinking fountains shall conform to ASME A112.19.1M, ASME A112.19.2M or ASME A112.19.9M, and water coolers shall conform to ARI 1010. Drinking fountains and water coolers shall conform to NSF 61, Section 9.

Exception: A drinking fountain need not be provided in a drinking or dining establishment.

Section 412.4 Public laundries and central washing facilities; change 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.
2. Commercial kitchens. (In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.)

Section 413.4 Water supply required; change to read as follows:

All food waste grinders shall be provided with a supply of cold water. The water supply shall be protected against backflow by an air gap or with the installation of a backflow preventer in accordance with Section 608.

Section 417.5 Shower floors or receptors; change to read as follows:

Floor surfaces shall be constructed of impervious, noncorrosive, nonabsorbent and waterproof materials.

Thresholds shall be a minimum of 2 inches (51 mm) and a maximum of 9 inches (229 mm), measured from top of the drain to top of threshold or dam. Thresholds shall be of sufficient width to accommodate a minimum twenty-two (22) inch (559 mm) door.

Exception: Showers designed to comply with ICC/ANSI A117.1.

Section 417.5.2 Shower lining; change to read as follows:

Floors under shower compartments, except where prefabricated receptors have been provided, shall be lined and made watertight utilizing material complying with Sections 417.5.2.1 through 417.5.2.4. Such liners shall turn up on all sides at least 3 inches (76 mm) above the finished threshold level and shall extend outward over the threshold and fastened to the outside of the threshold jamb. Liners shall be recessed and fastened to an approved backing so as not to occupy the space required for wall covering, and shall not be nailed or perforated at any point less than 1 inch (25.4 mm) above the finished threshold. Liners shall be pitched one-fourth unit vertical in 12 units horizontal (2 percent slope) and shall be sloped towards the fixture drains and be securely fastened to the waste outlet at the seepage entrance, making a watertight joint between the liner and the outlet.

Add Section 417.7 Test for shower receptors; to read as follows:

417.7 Test for shower receptors. Shower receptors shall be tested for water tightness by filling with water to the level of the rough threshold. The drain shall be plugged in a

manner so that both sides of pans shall be subjected to the test at the point where it is clamped to the drain.

Section 419.3 Surrounding material; change to read as follows:

Wall and floor space to a point 2 feet (610 mm) in front of a urinal lip or water closet 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.

Chapter 5, Water Heaters

Section 502.3; change to read as follows:

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than thirty (30) inches (762 mm) high and thirty (30) inches (762 mm) wide and not more than twenty (20) feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service 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 are not large enough to allow removal of the water heater..

502.5 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.

502.5.1 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 502.3.1.

504.6.1 Discharge. The relief valve shall discharge through full size piping to a safe place of disposal such as a floor drain outside the building, or an indirect waste receptor. The discharge pipe shall not have any trapped sections. When the drain pipe run is exposed in an area outside of the room where the water heater is located, in a manner that would make it subject to damage, the drain shall have a visible air gap or air gap fitting located in the same room as the water heater. The outlet end of the discharge pipe shall not be threaded and such discharge pipe shall not have a valve or tee installed. Relief valve piping shall be piped independent of other equipment drains or relief valve discharge piping to the disposal point. Such pipe shall be installed in a manner that does not cause

personal injury to occupants in the immediate area or structural damage to the building.

The end of the discharge pipe shall not be threaded. The discharge pipe shall not discharge into the pan required in Section 504.7.

When discharging outside the building, the point of discharge shall be with the end of the pipe not more than two (2) feet (610 mm) nor less than six (6) inches (152 mm) above the ground or the floor level of the area receiving the discharge and pointing downward.

Chapter 6, Water Supply and Distribution.

Section 604.4.1 State maximum flow rate. Add to read as follows:

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

604.5 Table, Minimum Sizes of Fixture Water Supply Pipes.

MINIMUM SIZES OF FIXTURE WATER SUPPLY PIPES

FIXTURE	Minimum Pipe Size (inch)
Bathtubs (60"x 32" and smaller)	1/2
Bathtubs (Larger than 60" x 32")	1/2
Bidet	1/2
Combination sink and tray	1/2
Dishwasher, domestic	1/2
Drinking fountain	1/2
Hose bibbs	1/2
Kitchen sink	1/2
Laundry 1,2, or 3 compartments	1/2
Lavatory	1/2
Shower, single head	1/2
Sinks, flushing rim	3/4
Sinks, service	1/2
Urinal, flush tank	1/2
Urinal, flush valve	3/4
Wall hydrant	1/2
Water closet, flush tank	1/2
Water closet, flush valve	1
Water closet, flushometer tank	1/2
Water closet, one piece	1/2

Tables 605.3 and 605.4 “Polybutylene (PB) Plastic pipe and tubing, Polyethylene/aluminum/ Polyethylene (Pe-Al-Pe), Cross Linked Polyethylene (Pex), Cross lined polyethylene/aluminum/cross linked polyethylene (Pex-Al-Pex) pipe and Polyvinyle chloride (PVC) plastic pipe ; delete these sections.

605.14.3 Soldered joints, add the following to the end of the paragraph.

Soldered joints shall not be installed under concrete or paved surfaces.

Section 606.1; delete items number 4, 5 and 6.

Section 606.2 Location of shutoff valves; items number 1 and 2 change to read as follows:

1. On the fixture supply to each plumbing fixture.

Exception: Tub and shower valves.

2. On the water supply pipe to each sillcock when subject to freezing.

Section 608.1 General; change to read as follows:

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. Back flow preventer applications shall conform to applicable local regulations, Table 608.1, and as specifically stated in Sections 608.2 through 608.16.9.

Section 608.16.5; change to read as follows:

608.16.5 Connections to Lawn Irrigation Systems. The potable water supply system 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; change 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. In the absence of other local regulations, installation shall be in accordance with Sections 608.17.1 through 608.17.8.

Chapter 7, Sanitary Drainage

Section 712.5 Dual Pump System; add section to read as follows:

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, 714.1; change to read as follows:

SECTION 714
ENGINEERED DRAINAGE DESIGN

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

Chapter 8, Indirect/Special Waste

Section 802.4 Standpipes; add a sentence to read as follows:

No standpipe shall be installed below the ground.

Chapter 9, Vents

Section 904.1 Roof extension; change to read as follows:

All open vent pipes that extend through a roof shall be terminated at least six (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.

Section 912.1 Type of fixture; is changed to read as follows:

A combination drain and vent system shall not serve fixtures other than floor drains, standpipes, and indirect waste receptors. Combination drain and vent systems shall not receive the discharge of a food waste grinder.

Section 912.2 Installation; change to read as follows:

The only vertical pipe of a combination drain and vent system shall be the connection between the fixture drain of a standpipe, and the horizontal combination drain and vent pipe. The maximum vertical distance shall be 8 feet (2438 mm).

Section 917.7 Vent required; is changed to read as follows:

Within each plumbing system, a minimum of one stack vent or vent stack shall extend outdoors to the open air. The vent to the exterior of the building shall have the same cross sectional area as the sewer line serving the building.

Chapter 10 Traps Interceptors and separators

Section 1002.10 Plumbing in Mental Health Centers; is hereby deleted.

Chapter 11, Storm Drainage

Section 1101.8; change to read as follows:

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

Exception: Subsurface drainage systems

Section 1106.1 General; is changed to read as follows:

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 1107.3 Sizing of secondary drains; is changed to read as follows:

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 1202.1; delete Exception 2.

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section IV. 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 V. 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 provision of any Ordinances at the time of passage of this Ordinance.

Section VI. Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense..

Section VII. This Ordinance shall become effective from and after its passage and publication as required by law.

DULY PASSED AND APPROVED this the ____ day of _____, 2004.

Pat Evans, MAYOR

ATTEST:

Elaine Bealke, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY