



CITY CLERK DEPT.

2016 MAY 10 PM 5:37

**Planning & Inspections Department**

**Mayor**  
Oscar Leeser

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**City Council**

*District 1*  
Peter Svarzbein

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Courtney C. Niland

**City Manager**  
Tommy Gonzalez

**DEPARTMENT: PLANNING & INSPECTIONS DEPARTMENT**

**AGENDA DATE: INTRODUCTION: MAY 17, 2016  
PUBLIC HEARING: MAY 31, 2016**

**CONTACT PERSON NAME AND PHONE NUMBER:**

**LARRY F. NICHOLS, (915) 212-1550, [nicholslf@elpasotexas.gov](mailto:nicholslf@elpasotexas.gov)**

**VICTOR MORRISON-VEGA, (915) 212-1553, [Morrison-vegavx@elpasotexas.gov](mailto:Morrison-vegavx@elpasotexas.gov)**

**DISTRICT(S) AFFECTED: ALL**

**SUBJECT:**

An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Administrative Code), adding provisions for Demolition Permit, Certificates of Use, and Conditional Certificates of Occupancy, Chapter 18.08 (Building Code), 18.10 (Residential Code), 18.12 (Mechanical Code), 18.16 (Electrical Code), 18.20 (Plumbing Code), 18.24 (Gas Code), 18.28 (Existing Building Code), 18.30 (Swimming Pool and Spa Code), 18.50 (Property Maintenance Code), 18.70 (Energy Conservation Code), adopting the 2015 International Building Codes, and the 2014 National Electrical Code, and adopting appropriate local amendments, and amending Title 9, Chapter 9.52, adopting the 2015 International Fire Code, the penalty being as provided in 18.02.111 of the El Paso City Code.

Discussion and action on the following code changes to Title 18 (Building & Construction) of the City Code, as follows:

- a.) An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Building and Construction Administrative Code) of the El Paso City Code.
- b.) An Ordinance adopting the 2015 Edition of the International Building Code and amending Title 18 (Building & Construction), Chapter 18.08 (Building Code) of the El Paso City Code to provide for local amendments.
- c.) An Ordinance adopting the 2015 Edition of the International Residential Code and amending Title 18 (Building & Construction), Chapter 18.10 (Residential Code) of the El Paso City Code to provide for local amendments.

Larry F. Nichols – Department Head  
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- d.) An Ordinance adopting the 2015 Edition of the International Mechanical Code and amending Title 18 (Building & Construction), Chapter 18.12 (Mechanical Code) of the El Paso City Code to provide for local amendments.
- e.) An Ordinance adopting the 2014 Edition of the National Electrical Code and amending the Title 18 (Building & Construction), Chapter 18.16 (Electrical Code) of the El Paso City Code to provide for local amendments.
- f.) An Ordinance adopting the 2015 Edition of the International Plumbing Code and amending the Title 18 (Building & Construction), Chapter 18.20 (Plumbing Code) of the El Paso City Code to provide for local amendments.
- g.) An Ordinance adopting the 2015 Edition of the International Fuel Gas Code and amending Title 18 (Building & Construction), Chapter 18.24 (Gas Code) of the El Paso City Code to provide for local amendments.
- h.) An Ordinance adopting the 2015 Edition of the International Existing Building Code and amending Title 18 (Building & Construction), Chapter 18.28 (Existing Building Code) of the El Paso City Code to provide for local amendments.
- i.) An Ordinance adopting Title 18 (Building & Construction), Chapter 18.30 (Pool & Spa Code) of the El Paso City Code to provide for local amendments.
- j.) An Ordinance adopting the 2015 Edition of the International Property Maintenance Code and amending Title 18 (Building & Construction), Chapter 18.50 (Property Maintenance Code) of the El Paso City Code to provide for local amendments.
- k.) An Ordinance adopting the 2015 Edition of the International Energy Conservation Code and amending Title 18 (Building & Construction), Chapter 18.70 (Energy Conservation Code) to the El Paso City Code and providing for local aments.
- l.) An Ordinance adopting the 2015 Edition of the International Fire Code and amending Title 9, Chapter 9.52 (Fire Prevention Code) of the El Paso City Code.

Larry F. Nichols – Department Head

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**BACKGROUND / DISCUSSION:**

The International Code Council has published the 2015 Edition of the International Code Family and local public input and industry input has been taken to assure that the current version of the codes are amended and adopted as appropriate for the City of El Paso. These codes are normally revised on a three-year cycle, and adoption is key to stay abreast of modern developments in building safety and to be consistent with adoption by the State of Texas of certain codes.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

*Information copy to appropriate Deputy City Manager*

2016 MAY 11 PM 1:23

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.10 (RESIDENTIAL CODE), ADOPTING THE 2015 INTERNATIONAL BUILDING CODE , AND ADOPTING APPROPRIATE LOCAL AMENDMENTS, THE PENALTY BEING AS PROVIDED IN 18.02.111 OF THE EL PASO CITY CODE**

**WHEREAS**, the 2015 Addition of the International Building Codes has been published and adoption of the 2015 International Building Codes are now proposed; and

**WHEREAS**, the Building Official for the City of El Paso has reviewed and favorably recommends the adoption of the 2015 International Building Codes; together with the local amendments appropriate for the City of El Paso; and

**WHEREAS**, the City Council has deemed the proposed local amendments appropriate for the City of El Paso;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

**SECTION 1.** That Title 18 (Building and Construction), Chapter 18.10 (Residential Code) is hereby amended as follows:

**Chapter 18.10 - RESIDENTIAL CODE**

**Sections:**

**18.10.010 - Short title.**

This chapter may be cited as the "Residential Code."

**18.10.020 - Adoption.**

The book entitled "International Residential Code, For One- and Two-Family Dwellings" 2015 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is adopted as the Residential Code of the City, as fully as if copied at length in this chapter, but with the amendments set forth in this chapter and Chapter 18.02, the Building and Administrative Code of the City of El Paso.

**18.10.030 - Section R101.2 Scope.**

International Residential Code, 2015 Edition, R101.2 Scope, is hereby adopted in its entirety.

**18.10.040 - Section R105.2 Work exempt from permit, item #3 deleted.**

International Residential Code, 2009 Edition, Section R105.2 Work exempt from permit, item #2 is amended to read 6 feet and under. Item # 3 under Building, is hereby deleted in its entirety.

#### 18.10.050 - Section R301.2 Climatic and geographic design criteria, amended.

International Residential Code, 2015 Edition, Section R301.2 Climatic and Geographic Design Criteria is hereby amended by completing Table 301.2(1), Climatic and Geographic Design Criteria, to read as follows:

TABLE R301.2(1)													
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>1</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>6</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>8</sup>	FLOOD HAZARDS <sup>9</sup>	AIR FREEZING INDEX <sup>7</sup>	MEAN ANNUAL TEMP <sup>5</sup>
	Speed <sup>4</sup> (mph)	Topographic effects <sup>3</sup>	Special wind region <sup>2</sup>	Wind-borne debris zone <sup>10</sup>		Weathering <sup>6</sup>	Frost line depth <sup>8</sup>	Termite <sup>9</sup>					
5 PSF	115	No	No	No	C	Negligible	6"	Moderate to Heavy	32° F	No	Municipal Code Sec. 18.60	1500	75° F

#### 18.10.050.1 - Section R302.1 Exterior walls, amended.

International Residential Code, 2015 Edition, Section R302.1, Exterior walls, is hereby amended to add the following exceptions to read as follows:

6. Zero lot line properties where all of the following apply:

- a. a minimum of 10 feet is provided between structures; and
- b. glazing is limited to a height of not less than 14 feet from grade level; and
- c. glazing is not more than 10% of the wall; and
- d. openings are prohibited; and
- e. where eaves are present they shall not extend more than 12 inches from the wall (including any required gutters) and eaves shall be fire rated.

7. Where all structures are provided with sprinkler systems.

#### 18.10.060 - Section R303.9 Required heating, amended Added.

International Residential Code, 2015 Edition, Section R303.8, Required heating, is hereby amended to read as follows:

**R303.8 Required heating and cooling.** Interior spaces intended for human occupancy shall be provided with active or passive space-heating and cooling systems capable of maintaining an indoor temperature between 68 F (20 C) and 90 F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable spaces. The installation of portable space heaters shall not be used to achieve compliance with this section.

**18.10.070 - Reserved**

**18.10.080 - Section R313 Automatic Fire Sprinkler Systems, deleted.**

International Residential Code, 2015 Edition, Section R313, Automatic Fire Sprinkler Systems, is hereby deleted in its entirety.

**18.10.090 - Section R319 Site Address, amended.**

International Residential Code, 2015 Edition, Section R319, Site Address, is hereby amended to read as follows:

**SECTION R319**

**SITE ADDRESS**

**R319.1 Building Numbering.**

**R319.1.1 Definitions.**

For the purpose of administering the numbering of buildings, the following definitions shall apply:

1. "Building Numbering" means those numbers and/or letters as may be needed to identify building(s) at a municipal street address.
2. "Municipal Street Address" means the building numbering used in conjunction with the street name and assigned by the Planning Division of the City of El Paso for the purposes of identifying individual properties.
3. "Prominently Displayed" means that which is uniformly located, readily noticeable, and easily readable from the street during normal daytime atmospheric conditions by a person having normal vision.

**R319.1.2 Municipal Street Address Identification.** Building numbering shall be displayed on all buildings for which a municipal street address has been assigned. In order to provide for the prominent display and uniform location of municipal street addresses, residential building numbering shall comply with the following:

1. Building numbering shall be displayed in characters having a minimum height of four (4) inches.
2. For properties fronting on a street with curbs, building numbering shall be mounted or painted on the face of the curb in close proximity to the entry driveway. In the case of a corner property fronting on two streets with the driveway located on the street that is not the street name of the municipal street address, the building numbering shall be mounted or painted in a prominent location on the face of the curb fronting on the addressed Street.

3. For other properties, building numbering shall be located on the building wall fronting the addressed street or on another permanent structure that fronts on the addressed street and is closer to the street than the building wall.

4. It is recommended, but not required, that building numbering for residential buildings meet the requirements of building numbering for other buildings described in Chapter 18.08.

**R319.1.3 Administration and Enforcement.** The requirements of this Section shall be administered as part of the building permit and inspection process. The building official shall refuse the issuance of a final inspection and certificate of occupancy unless the building numbering has been provided as required by this Section.

**R319.1.4 Alternate Building Numbering Location.** The building official shall be authorized to approve alternate location(s) for building numbering required under this Section when the owner of the property satisfactorily demonstrate that the alternate location(s) provide(s) an equivalent degree of visibility and readability.

**18.10.100 - Section R320 Accessibility, deleted.**

International Residential Code, 2015 Edition, Section R320, Accessibility, is hereby deleted in its entirety.

**18.10.110 - Section R506.1 General, amended.**

International Residential Code, 2015 Edition, Section R506.1, General, is hereby amended to read as follows:

**R506.1 General.** Concrete slab-on-ground floors shall be a minimum of 3.5 inches (89 mm) (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

Slabs shall be constructed with control joints having a depth of at least one-fourth the slab thickness, and joints shall be spaced at intervals not more than 30 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset exceeds 10 feet.

**Exception:** Control joints are not required or may exceed 30-foot intervals where welded wire fabric or equivalent is provided in accordance with Table 506. The welded fabric or equivalent material shall be placed at mid-depth of the slab or 2 inches from the top surface for slabs more than 4 inches in thickness.

**Table 506**

Maximum Dimension of Slab or Distance	Maximum Dimension of Slab or Distance	Maximum Dimension of Slab or Distance	Maximum Dimension of Slab or Distance	Maximum Dimension of Slab or Distance	Maximum Dimension of Slab or Distance	WWF Wire Spacing (Inches)	WWF Wire Size Designation
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Between Control Joints (Feet) Slab Thickness (Inches)	Between Control Joints (Feet) Slab Thickness (Inches)	Between Control Joints (Feet) Slab Thickness (Inches)	Between Control Joints (Feet) Slab Thickness (Inches)	Between Control Joints (Feet) Slab Thickness (Inches)	Between Control Joints (Feet) Slab Thickness (Inches)		
3.5	4.0	4.5	5.0	5.5	6.0		
42	36	32	29	26	24	6×6	W1.4 × W1.4
59	52	46	42	38	35	6×6	W2.0 × W2.0
86	75	67	60	55	50	6×6	W2.9 × W2.9

Values in table are based on reinforcement with yield strength of 65,000 psi.

**18.10.120 - Section R802.10.2 Design, amended.**

International Residential Code, 2015 Edition, Section R802.10.2 Design, is hereby amended to add the following sentence at the end of the section, to read as follows:

**R802.10.2 - Design.** The truss design drawings shall be prepared, signed, and sealed by a registered professional engineer, licensed in Texas.

**18.10.130 - Reserved**

**18.10.140 - Section M1201.2 Application, amended.**

International Residential Code, 2015 Edition, Section M1201.2 Application, is hereby amended to read as follows:

**M1201.2 Application.** In addition to the general administrative requirements of Chapter 18.02, Building and Construction Administrative Code, the provisions of this Chapter shall also apply to the requirements of Chapters 13 through 24.

**18.10.150 - Section M1413 Evaporative Cooling Equipment, amended.**

International Residential Code, 2015 Edition, Section M1413, Evaporative Cooling Equipment, is hereby amended to read as follows:

**M1413 Evaporative Cooling.**

**M1413.1 General.** Every evaporative cooler installed in, on or adjacent to any building as a part of a cooling or air conditioning system shall comply with these provisions.

**M1413.2 Location.**



**M1413.2.1** No evaporative cooler shall be installed so as to obstruct any required means of egress nor reduce passage of required light and air.

**M1413.2.2** Evaporative cooler installations that extend beyond the exterior line of a structure shall comply with Building Code and Zoning Regulations as to allowable projection and overhead clearance. Evaporative cooler structures which project more than eighteen inches (18") into a traveled right-of-way shall maintain a minimum clearance of fourteen feet (14') above grade.

**M1413.3 Materials of Construction.** **M1413.3.1** All evaporative cooler blowers and cabinets, including pan, corner posts, top and pad frames, shall be constructed of non-combustible materials or approved plastics as defined below. Evaporative pads and interior water circulatory systems need not be of non-combustible materials.

**M1413.3.2 Approved Plastics.** Approved plastic or reinforced plastic materials shall be those which are classified 94-5V in accordance with Underwriters Laboratory Test 94-5V "Vertical Burning Test for Classifying Materials".

**M1413.3.3 Evidence of Compliance.** Evidence of compliance with the requirements of Section M1413.3.1 to 1413.3.2 shall accompany all equipment installed within the City of El Paso.

**M1413.4. Electrical Connections.** Electrical components and installations shall conform to the El Paso Electrical Code. The blower motor and water recirculation pump shall be internally protected to shut-off automatically in the event of an electrical overload or excessive temperature. The maximum shut-off temperature shall be: (1) blower motor, 105°C; and (2) pump, 135°C.

**M1413.5 Plumbing Connections.** Water connections and materials shall conform to the El Paso Plumbing Code.

**M1413.6 Structural Supports.** Evaporative cooler fastenings, including mounts, platforms and frames, shall be of non-combustible material and shall be of sufficient size and strength to meet the requirements of the International Building Code.

**M1413.7 Water Supply.**

**M1413.7.1 Bleeder Lines Prohibited.** New and replacement evaporative coolers shall not be provided or installed with bleeder lines.

**M1413.7.2 Automatic water draining System Required.** An automatic water draining system shall be provided for all evaporative coolers for which the cooler manufacturer requires the use of a bleeder line. The automatic water draining system shall operate on a periodic basis of not less than a 4-hour interval between operation times and shall be capable of fully draining the water from the cooler pan. The automatic draining system shall either discharge into the building drainage system through an indirect waste piping system complying with Section 802 of the Plumbing Code or shall be conducted to the

exterior of the building or structure, and shall be discharged so that the effluent is used for watering landscaping or other outdoor vegetation. In no event shall drainage from coolers be wasted into or upon the public way.

**18.10.155 – Section M1601.1 (8)**

Flexible air ducts in residential installations are limited to 10 feet in length unless an engineered design is provided.

**18.10.160 - Section G2404.1.2 Manufactured homes, added.**

International Residential Code, 2015 Edition, Section G2404.1.2, Manufactured Homes, is hereby added to read as follows:

**G2404.1.2 Manufactured Homes.** Appliance installations in manufactured housing meeting the requirements of the Texas Manufactured Housing Standards Act, or in industrialized housing or industrialized buildings meeting the requirements of the Texas Industrialized Housing and Building Act or bearing the Federal Compliance Plate (ANSI-A119.1), including the appliance connections and the fuel gas piping system, shall not be subject to the provisions of this Code except for the test provisions of Sections G2417.4.1 and G2417.4.2.

**18.10.170 - Section G2412.2 (401.2) Liquefied petroleum gas storage, amended.**

International Residential Code, 2015 Edition, Section G2412.2, Liquefied petroleum gas storage, is hereby amended to read as follows:

**G2412.2 Liquefied Petroleum Gas.**

**G2412.2.1 Liquefied Petroleum Gas Storage.** The storage system for liquefied petroleum gas shall be designed, installed and an operational permit obtained in accordance with the Fire Code.

**G2412.2.2 Liquefied Petroleum Gas Service.** Liquefied Petroleum Gas systems shall not be installed in Group R1, R2, R3 and R4 occupancies when a natural gas utility supply pipe is available within 300 feet of the buildings.

**18.10.180 - Section G2412.9 Meter location, added.**

International Residential Code, 2015 Edition, Section G2412.9, Meter Location, is hereby added to read as follows:

**G2412.9 Meter Location.** A meter location, when required, shall be provided for the property or premises to be served. The location shall be such that the meter and connections are accessible in order that they may be read or changed. Space requirements, dimensions, and type of installation shall be acceptable to the gas company. Meter location will be determined by the utility company in conformance with their service franchise.

(Ord. No. 17415, § B, 9-21-2010, eff. 1-1-11)

**18.10.190 - Section G2415.3.1 Prohibited locations, Added**

International Residential Code, 2009 2015 Edition, Section G2415.3, Piping in concealed locations, is hereby amended to read as follows:

**G2415.3 Piping in Concealed Locations.** Portions of a piping system installed in concealed locations shall not have unions, tubing fittings, bushings, compression couplings and swing joints made by combinations of fittings.

**Exceptions:**

1. Tubing joined by brazing.
2. Fittings listed for use in concealed locations.

**18.10.200 - Section G2417.4 (406.4) Test pressure measurement, amended.**

International Residential Code, 2015 Edition, Section G2417.4 Test Pressure Measurement, is hereby amended to read as follows:

**G2417.4 Test Pressure Measurement.** Test pressure shall be measured with a manometer 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. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than two (2) times the test pressure. Tests requiring a pressure of 10 psi or less shall utilize a testing gauge having increments of 0.20 psi or less. Tests requiring a pressure greater than 10 psi but less than or equal to 60 psi shall utilize a testing gauge having increments of 1 psi or less.

**G2417.4.1 Test Pressure.** Low pressure gas piping shall withstand a pressure of at least 10 psi or 16 inches of mercury. Higher pressure gas piping shall withstand a pressure of at least 60 psi on a clock gauge with a printed record chart. For the purposes of this section, "low pressure" shall mean pressure equal to or less than 0.5 psi.

**G2417.4.2 Test duration.** Test duration shall be not less than 15 minutes for low pressure gas piping and not less than 4 hours for higher pressure gas piping.

**18.10.210 - Section P2501.2 Application, amended.**

International Residential Code, 2015 Edition, Section P2501.2 Application, is hereby amended to read as follows:

**P2501.2 Application.** In addition to the general administrative requirements of Chapter 18.02, Building and Construction Administrative Code of the El Paso City Code, the

provisions of this Chapter shall also apply to the plumbing requirements of Chapters 25 through 32.

**18.10.220 - Section P2602.1 General, amended.**

International Residential Code, 2015 Edition, Section P2602.1, General, is hereby amended to read as follows:

**P2602.1 General.** The water distribution and drainage system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply and to a public sewer system.

**Exception:**

1. Bathtubs, showers, lavatories, clothes washers and laundry sinks shall not be required to discharge to the sanitary drainage system where such fixtures discharge to an approved gray water recycling system. Evaporative coolers automatic water draining systems may discharge to an approved gray water recycling system.

2. When a public sewer is not available within 300 feet of the building for use, an individual or private sewage disposal system may be utilized provided that such system is designed, installed and maintained in accordance with the requirements of Chapter 18.21 of the Municipal Code.

**18.10.230 - Section P2709.2 Lining required, amended.**

International Residential Code, 2015 Edition, Section P2609.2, Lining required, is hereby amended to read as follows:

**P2709.2 Lining Required.** All shower receptors shall be provided with an approved lining, except as noted herein. The adjoining walls and floors, enclosing field-constructed shower receptors shall be lined with copper or other approved materials listed in this Code, extending not less than three (3) inches beyond or around the rough jambs and not less than three (3) inches above finished thresholds. Recessed shower compartments need not be lined, provided the compartment is formed of concrete, is recessed a minimum of four (4) inches below the adjacent floor level, and the concrete is not less than three and one-half (3½) inches thick with an ultimate compressive strength of not less than two thousand (2000) pounds per square inch.

**18.10.240 - Section P2709.2.3 Hot-mopping, deleted.**

International Residential Code, 2015 Edition, Section P2709.2.3, Hot-Mopping, is hereby deleted in its entirety.

**18.10.250 - Section P2709.3.1 Materials, amended.**

International Residential Code, 2015 Edition, Section 2709.3.1, Materials, is hereby amended to read as follows:

**P2709.3.1 Materials.** Plasticized polyvinyl chloride (PVC) sheets shall be a minimum of 0.040 inch (1.02 mm) thick and shall meet the requirements of ASTM D4551. Non-plasticized chlorinated polyethylene sheets shall be a minimum 0.040 inch (.102 mm) thick, and shall meet the requirements of ASTM D 4068. Sheet copper shall conform to ASTM B 152 and shall not weigh less than 12 ounces per square foot. Copper linings shall be isolated from conducting substances other than the connecting drain by fifteen (15) pound asphalt felt or its equivalent. Joints in copper pans or liners, shall be silver brazed. Joints in PVC and CPE liner materials shall be jointed per the manufacturer's recommendations.

**18.10.260 - Section P2726 Swimming pools, added.**

International Residential Code, 2015 Edition, Section P2725, Swimming Pools, is hereby added to read as follows:

**P2725 Swimming Pools, Spas and Hot Tubs.** Piping carrying waste water from swimming pools, spas, hot tubs and wading pools, including pool drainage, backwash from filters, water from scum gutter drains or floor drains which serve walks around pools, shall be installed and connected as an indirect waste to an approved drain. If necessary, a sump pump shall be used when indirect waste line is below the sewer grade.

**18.10.265 - Section P2903.1.1 Protection of Water Service Entrance, added.**

International Residential Code, 2015 Edition, Section P2903.1.1 Protection of Water Service Entrance, is hereby added to read as follows:

**P2903.1.1 Protection of Water Service Entrance.** Water service entrance and risers to all structures shall be on the heated side of a conditioned space.

Editor's note— Section 3 of Ord. No. 17659 states that this ordinance shall be applicable to all permit applications received on and after October 18, 2011.

**18.10.266 - Section 2903.1.2 Plumbing within exterior walls, added.**

International Residential Code, 2015 Edition, Section 2903.1.2 Plumbing within exterior walls, is hereby added to read as follows:

**2903.1.2 Plumbing within exterior walls.** Placement of plumbing within exterior walls is prohibited unless the walls are at minimum, 2 by 6 walls and adequate provision is made to protect such pipes from freezing in accordance with Section 305.6 of the International Plumbing Code. Placement of water lines in ceiling areas is prohibited unless the water lines are placed on the warm side with a minimum of 10 inch insulation on the exterior/roof side of the structure.

**Exceptions:**

- a. A service entrance may enter a non-conditioned space provided that the riser/service entrance is within an approved, heated valve protective enclosure also known as a "hot box", or
- b. Cross linked polyethylene, also known as PEX, or approved equal, is used as the service entrance material, and
- c. Any hose bibs installed shall be freeze proof.

Editor's note— Section 3 of Ord. No. 17659 states that this ordinance shall be applicable to all permit applications received on and after October 18, 2011.

**18.10.270 - Section P2903.3.2 Accessibility, added.**

International Residential Code, 2015 Edition, Section P2903.3.2, Accessibility, is hereby added to read as follows:

**2903.3.2 Accessibility.** Installation shall be such as to make the regulator accessible without excavating or removing permanent structural or finished portions of the structure.

**18.10.280 - Section P2903.12 Under concrete slabs, added.**

International Residential Code, 2015 Edition Section P2905.19, Under Concrete Slabs, is hereby added to read as follows:

**P2905.19 Under Concrete Slabs.** Inaccessible water distribution piping under slabs shall be copper water tube minimum Type L, brass, ductile iron pressure pipe, chlorinated polyvinyl chloride (CPVC) or crosslinked polyethylene (PEX) plastic pipe or tubing—all to be installed with approved fittings or bends. The minimum pressure rating for plastic pipe or tubing installed under slabs shall be 100 psi at 180°F.

**18.10.290 - Section P3002.1 Piping within buildings, amended.**

International Residential Code, 2009 Edition, Section P3002.1. Piping within Buildings is hereby amended to delete all references to and use of plastic pipe with a solid cellular core or composite wall drainage or vent pipe.

**18.10.300 - Section P305.2.3 Building drain and building sewer junction, amended.**

International Residential Code, 2015 Edition, Section P3005.2.7, Building Drain and Building Sewer Junction, is hereby amended to read as follows:

**P3005.2.7 Building Drain and Building Sewer Junction.** There shall be a cleanout within 10 feet of the junction of the building drain and the building sewer. The cleanout shall be outside the building and shall be brought up to the finished ground level. An

approved two-way cleanout is allowed to be used at this location to serve as a required cleanout for both the building drain and building sewer.

**18.10.310 - Part VIII Electrical, deleted.**

International Residential Code, 2015 Edition, Part VIII—Electrical, is hereby deleted in its entirety and the following shall substitute in its stead:

**Chapter 18.16 Adopted.** The provisions of Chapter 18.16, City of El Paso Electrical Code, shall regulate the installation of electrical systems, equipment and components, indoors and outdoors that are within the scope of this Code, including services, power distribution systems, fixtures, appliances, devices and appurtenances.

**18.10.311 – Appendix A, Sizing and Capacities of Gas Piping**

International Residential Code, 2015 Edition Appendix A, Sizing and Capacities of Gas Piping is hereby adopted in its entirety.

**18.10.312 – Appendix B, Sizing of Venting Serving Appliances Equip with Draft Hoods, Category I Appliances, and Appliances listed for Use with Type B Vents**

International Residential Code, 2015 Edition Appendix B, Sizing of venting Serving Appliances Equip with Draft Hoods, Category I Appliances, and Appliances for Use with Type B Hoods, is hereby adopted in its entirety.

**18.10.313 – Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems**

International Residential Code, 2015 Edition Appendix C, Exit terminals of Mechanical Draft and Direct-Vent Venting Systems, is hereby adopted in its entirety.

**18.10.320 - Appendix E, Manufactured Housing Used as Dwellings, adopted.**

International Residential Code, 2009 Edition, Appendix E, Manufactured Housing Used as Dwellings is hereby adopted in its entirety.

**18.10.321 – Appendix G, Piping Standards for Various Applications**

International Residential Code, 2015 Edition Appendix G, Piping Standards for Various Applications, is hereby adopted in its entirety.

**18.10.330 - Section AE101.1 General, amended.**

International Residential Code, 2015 Edition, Section AE101.1 General, is hereby amended to read as follows:

**Section AE101 General.** These provisions shall be applicable only to a manufactured home used as a single-dwelling unit and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the Municipal Code.

These provisions shall not be applicable to the design and construction of manufactured homes nor shall they be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

**18.10.340 - Reserved**

**18.10.350 - Appendix H, Patio Covers, adopted.**

International Residential Code, 2009 Edition, Appendix H, Patio Covers, is hereby adopted in its entirety.

**18.10.360 - Appendix K, Sound Transmission, adopted.**

International Residential Code, 2009 Edition, Appendix K, Sound Transmission, is hereby adopted in its entirety.

**18.10.361 Appendix M, Home Day Care – R-3 Occupancy**

International Residential Code, 2015 Edition Appendix M, Home Day Care – R-3 Occupancy, is hereby adopted in its entirety.

**18.10.362 Appendix N, Venting Methods**

International residential Code, 2015 Edition Appendix N, Venting methods, is hereby adopted in its entirety.

**18.10.363 Appendix P, Sizing of Water Piping Systems**

International Residential Code, 2015 Edition Appendix P, Venting methods, is hereby adopted in its entirety.

**18.10.364 Appendix R, Light Straw Construction**



International residential Code, 2015 Edition Appendix R, Light Straw Construction, is hereby adopted in its entirety.

#### **18.10.365 Appendix S, Strawbale Construction**

International residential Code, 2015 Edition Appendix S, Strawbale Construction, is hereby adopted in its entirety.

#### **18.10.366 Appendix U, Solar ready Provisions – Detached One & Two Family Dwellings, Multiple Single Family Dwellings (Townhouses)**

International Residential Code, 2015 Edition Appendix U, Solar-Ready Provisions, Detached One and Two Family Dwellings, Multiple Family Dwellings (Townhouses), is hereby adopted in its entirety.

#### **18.10.370 - Reserved**

#### **18.10.380 - Appendices.**

International Residential Code, 2015 Edition, Appendices unless specifically adopted or referenced are retained as administrative guidance aids.

#### **18.10.390 - Conflicting ordinances.**

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed as follows: Ordinance No. 014729 dated 12/12/2000 and Ordinance No. 15967 dated 12-14-2004.

#### **18.10.400 VIOLATIONS AND PENALTIES**

Any person, firm, corporation or agent who shall violate a provision of this Code or of the technical codes, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system; in violation of a detailed statement or drawing submitted and permitted thereunder, shall be deemed guilty of a misdemeanor and punished by a fine not to exceed two thousand dollars. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code or of the technical codes is committed or continued.

**SECTION 2.** That except as herein amended, Title 18 (Building and Construction), Chapter 18.10 (Residential Code) of the El Paso City Code shall remain in full force and effect.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser, Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
John R. Batoon  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Larry Nichols, Director  
City Development Department

CITY CLERK DEPT.  
2016 MAY 11 PM 1:23