



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. Michel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney 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

VICTOR MORRISON-VEGA, (915) 212-1553, 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.

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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)

A handwritten signature in blue ink, appearing to read "LF Nichols", is written over a horizontal line.

Information copy to appropriate Deputy City Manager

AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.12 (MECHANICAL 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 (Administrative Code) Chapter 18.12 (Mechanical Code) is hereby amended as follows:

Chapter 18.12 MECHANICAL CODE

Sections:

18.12.010 Short title.

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

18.12.020 Adoption.

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

18.12.025 Section 306.5 Equipment and appliances on roofs or elevated structures. Amended

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 the personnel will have to climb higher than 16 feet (4877mm) above grade to access such equipment or appliances, an interior or

exterior (interior; a permanent ladder with a roof hatch with a minimum opening dimension of 3 feet x 3 feet, or a permanent exterior ladder) means of access shall be provided.

Such access shall not require a person to climb over obstructions greater than 30 inches (762 mm) in height or walk on roofs having a slope greater than 33 percent slope. Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

18.12.030 Section 309.1 Space-heating systems, amended.

International Mechanical Code, 2015 Edition, Section 309.1 Space-heating systems, is hereby amended to read as follows:

309.1 Space-heating and cooling systems. 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 in all habitable spaces. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exceptions:

1. Interior spaces where the primary purpose is not associated with human comfort.
2. Group F, H, S and U occupancies

18.12.040 Section 507.2.6 Clearance for Type I hood, amended.

International Mechanical Code, 2015 Edition, Section 507.2.6 Clearances for Standard Type I and Type I labeled for zero clearance hoods is hereby amended to read as follows:

507.2.6 Clearances for Standard Type I and Type I labeled for zero clearance hoods. All Type I hoods shall be installed with a clearance to combustibles of not less than 18 inches (457mm).

Exception: Clearance shall not be required from 5/8-inch or thicker Type X gypsum wallboard, 1/2-inch or thicker (12.7mm) Type C gypsum wallboard or 1/2-inch (12.7mm) or thicker cementitious wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum or cementitious wallboard over an area extending not less than 18 inches (457 mm) beside and above the hood and shall extend to the floor below the hood. There shall be no combustible structure below the hood or within 18-inches in any direction, below the hood. Reduced clearances shown on hood tags are not approved.

18.12.040.1 Section 508.1.1 Makeup air temperature, amended.

International Mechanical Code, 2015 Edition, Section 508.1.1 Makeup air temperature, is hereby amended to read as follows:

508.1.1 Makeup air temperature. The temperature difference between makeup air and the air in the conditioned space shall not exceed 10°F (6°C) for heating and 15° for cooling except where the added heating and cooling loads or the makeup air do not exceed the capacity of the HVAC system.

18.12.050 Section 510.4 Independent system, Exception 8, added.

International Mechanical Code, 2015 Edition, Section 510.4 Independent system, is hereby amended to add Exception 8 at the end of the section, to read as follows:

510.4 Independent system.

Exception:

Contaminated air shall not be recirculated. Air containing explosive or flammable vapors, fumes or dusts; flammable, highly toxic or toxic gases; or radioactive materials shall be considered to be contaminated.

18.12.060 Section 603.6.1.1 Duct length, amended.

International Mechanical Code, 2015 Edition, Section 603.6.1.1 Duct length, is hereby amended to read as follows:

603.6.1.1 Duct length. In commercial Installations Flexible air ducts and connectors shall be limited to ten (10) feet in maximum length.

603.6.1.2 Duct length. In residential Installations flexible duct, if engineered design ,the length will be unlimited.

18.12.070 Section 908.6, Drainage, amended.

International Mechanical Code, 2015 Edition, Section 908.6, Drainage, is hereby amended to read as follows:

908.6 Drainage. Water from such units shall be discharged into an approved disposal system in accordance with the Plumbing Code. All water supply, waste water and connections shall comply with the requirements of the International Plumbing Code. 908.6.1 All new installations or replacements of water-cooled refrigeration systems 3 H.P. or greater, governed by this Code or the International Plumbing Code, shall be provided with an effective recirculation system.

908.6.2 If an automatic waste system is provided for draining or flushing the system, it shall conform with Chapter 8 of the International Plumbing Code, as amended, and shall

be piped to an approved receptacle unless other disposition is authorized by the building official. In no event shall drainage be wasted into or upon the public way.

18.12.080 Section 928, Evaporative cooling, amended

International Mechanical Code, 2015 Edition, Section 928 Evaporative Cooling, is hereby amended to read as follows:

928.1 General. Every evaporative cooler installed system shall comply with these provisions.

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

928.2.2. Evaporative cooler installations which 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") from a building shall maintain a minimum clearance of fourteen feet (14') above areas subject to vehicle traffic.

928.3 Materials of Construction.

928.3.1. 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.

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

928.3.3 Evidence of Compliance. Evidence of compliance with the requirements of Section 926.3.1 to 311.3.2 shall accompany all equipment installed within the City of El Paso.

928.4 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.

928.5 Plumbing Connections. Water connections and materials shall conform to the El Paso Plumbing Code.

928.6 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. 928.7 Water Supply.

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

928.7.2 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 International Plumbing Code, as amended, 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 right of way.

18.12.090 Appendix A is adopted in its entirety.

International Mechanical Code, 2015 Edition, Appendix A, is adopted

18.12.100 Conflicting ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed as follows: Ordinance No. 014732 dated 12-12-2000 and Ordinance No. 15965 dated 12-14-2004.

SECTION 2. That except as herein amended, Title 18 (Building and Construction), Chapter 18.12 (Mechanical 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:

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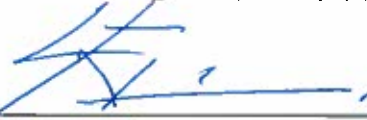
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



John R. Batoon
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry Nichols, Director
City Development Department