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2016 MAY 10 PM 5:37

Planning & Inspections Department

Mayor
Oscar Leaser

**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
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
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083

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2016 MAY 10 PM 5:37

- 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 1:24

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.20 (PLUMBING 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 18.20 (Plumbing Code) is hereby amended as follows:

18.20.010 Short title.

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

18.20.020 Adoption.

The book entitled "International Plumbing 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 Plumbing 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.

18.20.020.1 Plumbing Piping Installation

18.20.030 Section 312.10.3 Backflow Inspection Records, added.

International Plumbing Code, 2015 Edition, Section 312.10.3 Backflow Inspection Records, is hereby added to read as follows:

312.10.3 Backflow Inspection Records. Records of inspections, tests and maintenance of the backflow assemblies shall be kept and made available to the building official upon request and to the El Paso Water Utilities in accordance with the rules and regulations of the public service board. Records shall indicate the procedure performed (inspection, test

or maintenance), the organization that performed the work, the results and the date. Records shall be maintained by the owner, tenant or responsible person.

18.20.040 Section 403.3 Required public toilet facilities, exception added.

International Plumbing Code, 2015 Edition, Section 403.3 Required public toilet facilities, is hereby amended to add the following exception at the end of the section:

Exception: Small tenancies and areas located in stand-alone buildings or tenancies. Customers, patrons, visitors and employees need not be provided with public toilet facilities in small tenancies located in stand-alone buildings, structures or facilities when all of the following conditions are met:

1. The gross floor area of the tenancy does not exceed 200 square feet; and
2. The building, or structure is not used for the preparation, storage handling and sale of potentially hazardous food as defined in the Texas Food Establishment Rules of the Texas Department of State Health Services; and
3. Toilet facilities are provided elsewhere on the same site within 200 lineal feet of travel distance from the exempted tenancy; and
4. The site is provided with the minimum number of facilities required by International Plumbing Code, 2015 Edition, Section 403 and Table 403.1, and the owner or tenant in control of the toilet facilities required in condition 3, shall furnish to the building official a written and notarized statement that customers, visitors, patrons and employees of the exempted tenancy will have access to and use of these facilities; and structures used for the preparation, storage, handling and sale of food shall be connected to a water supply and provided with utensil and hand washing facilities as required by Title 9.12 of the City Code.

18.20.050 Section 412.5 Floor drains in mechanical rooms and boiler rooms, added.

International Plumbing Code, 2015 Edition, Section 412.5 Floor drains in mechanical rooms and boiler rooms is hereby added to read as follows:

Mechanical equipment rooms, boiler rooms and all similar equipment rooms shall have an approved floor drain for disposing of accumulation of liquid wastes incident to cleaning or recharging such equipment. Such floor drains shall be equipped with an approved trap priming or trap seal device as required in Section 1002.4.

18.20.060 Section 417.5.3 Shower receptor, added.

International Plumbing Code, 2015 Edition, Section 417.5.3 Shower Receptor, is hereby added to read as follows:

417.5.3 Shower Receptor. Shower receptors shall have a finished curb, dam or threshold not less than one (1) inch below the sides and back of the receptor. The curb shall be not less than two (2) inches nor more than nine (9) inches in depth when measured from the top of the curb to the top of the drain. The finished floor shall slope uniformly toward the drain not less than one-fourth ($\frac{1}{4}$) inch per foot nor more than one-half ($\frac{1}{2}$) inch, and floor drains shall be flanged to provide a watertight joint in the floor.

417.5.3.1 Receptor Linings. 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 ($3\frac{1}{2}$) inches thick with an ultimate compressive strength of not less than two thousand (2000) pounds per square inch.

417.5.3.2 Liner 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 (1.02 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.

417.5.3.3 Receptor Drains. An approved flanged drain shall be installed with shower sub-pans or linings. The flange shall be flush with the sub-base and be equipped with a clamping ring or other device to make a water-tight connection between the lining and the drain. The flange shall have weep holes to insure constant drainage of water to sanitary drainage system. Shower receptacle waste outlets shall be not less than two (2) inches in diameter and shall have a removable strainer.

18.20.070 Section 604.8.3 Accessibility, added.

International Plumbing Code, 2015 Edition, Section 604.8.3 Accessibility, is hereby added to read as follows:

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

18.20.080 Reserved.

18.20.090 Reserved.

18.20.100 Section 605.4 Water Distribution Pipe, amended.

International Plumbing Code, 2015 Edition, Section 605.4 Water distribution pipe, is hereby amended to read as follows:

605.4 Water distribution pipe. Water distribution pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. Copper or copper alloy tubing used in inaccessible water distribution piping under slabs shall be minimum Type L. Any material subject to corrosion shall be protected when used in corrosive soils. All hot water distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180°F.

International Plumbing Code, 2015 Edition, Section 608.16.5, Connections to lawn irrigation systems, is hereby amended to read as follows:

608.16.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a pressure-type vacuum breaker or a reduced pressure principle backflow-preventer. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow-preventer.

18.20.120 Section 701.2 Sewer required, amended.

International Plumbing Code, 2015 Edition, Section 701.2, Sewer required, is hereby amended to read as follows:

701.2 Sewer required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer.

Exception: 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 City Code.

18.20.130 Reserved

18.20.140 Table 702.3 Building Sewer Pipe, amended.

International Plumbing Code, 2015 Edition, Table 702.3, Building Sewer Pipe, is hereby amended to delete all references to Vitrified clay pipe

18.20.150 Reserved

18.20.160 Section 708.3.5 708.1.3 Building drain and building sewer junction, amended.

International Plumbing Code, 2015 Edition, Section 708.1.3, Building drain and building sewer junction, is hereby amended to read as follows:

708.1.3 Building drain and building sewer junction. There shall be a cleanout near 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 within ten (10) feet of the structure. An approved two-way cleanout is allowed as an alternative at this location to serve as a required cleanout for both the building drain and building sewer.

18.20.170 Section 802.1.9 Condensate and Evaporative Cooler Waste, added.

International Plumbing Code, 2009 Edition, Section 802.1.9 Condensate and Evaporative Cooler Waste, is hereby added to read as follows:

802.1.9 Condensate and Evaporative Cooler Waste. Waste from evaporative cooler's automatic water draining systems and condensate from air conditioner units, when approved by the building official, shall discharge into the building drainage system through an indirect waste line, except such waste may be directly connected to a lavatory tailpiece or to an approved accessible inlet on a bath tub overflow when the connection is located in an area controlled by the same person or entity controlling the space served by the evaporative cooler or discharged so that the effluent is used for watering landscaping or other vegetation.

18.20.170.1 Section 903 amended

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet above the roof.

18.20.180 Section 1003.2.1 No water-jacketed grease trap, added.

International Plumbing Code, 2015 Edition, Section 1003.2.1 No water-jacketed grease trap, is hereby added to read as follows:

1003.2.1 No water-jacketed grease trap. No water-jacketed grease trap or grease interceptor shall be approved or installed.

18.20.190 Table 1003.3.4.1 Capacity of Grease Interceptors, amended.

International Plumbing Code, 2015 Edition, Table 1003.3.4.1 Capacity of Grease Interceptors, is hereby amended to read as follows:

Table 1003.3.4.1
Capacity of Grease Traps

Total Flow-Through Rating (gpm)	Grease-Retention Capacity (pounds)
20 or less	40
25	50
35	70
50	100

18.20.200 Section 1003.5 Sand interceptors in commercial establishments, amended.

International Plumbing Code, 2015 Edition, Section 1003.5 Sand interceptors in commercial establishments, is hereby amended to read as follows:

1003.5 Sand Interceptors in Commercial Establishments. Sand and similar interceptors or traps for heavy solids shall have a water seal of not less than six (6) inches. Traps shall have a minimum of two compartments. Each compartment shall be a minimum of 30 inches by 30 inches with a minimum depth of three (3) feet, covered with a removable grating that will allow the free entrance of waste. Trap walls and bottom shall be of concrete made watertight.

Exception: Sand traps are not required in commercial facilities containing less than 4 washing machines.

1003.5.1. Waste Line shall be a minimum of four (4) inches for uses other than residential swimming pools in which case the waste line may be three (3) inches. Outlet pipe shall leave the trap at a point not less than six (6) inches nor more than twelve (12) inches above the bottom and must rise vertically outside to the top of the trap where a

properly sized cleanout shall be provided and formed by an inverted wye (y) so installed that the point of intersection of the wye (y) branches shall form the seal. Such seal shall be no less than twelve (12) inches in depth.

1003.5.2. Sand Traps installed within thirty (30) feet from a 3 or 4 inch stack shall have a (2) inch vent; sand traps installed over thirty (30) feet from a 3 or 4 inch stack shall have a three (3) inch vent.

18.20.210 CHAPTER 13. NONPOTABLE WATER SYSTEMS, Non-potable water Systems, is hereby adopted in its entirety.

18.20.220 Appendix B is adopted in its entirety.

18.20.222 Appendix C is adopted in its entirety

18.24.224 Appendix D is adopted in its entirety

18.24.226 Appendix E is adopted in its entirety

18.20.240 Section 603.1.1 Protection of Water Service Entrance, added.

International Plumbing Code, 2009 2015 Edition, Section 603.1.1 Protection of Water Service Entrance is hereby added to read as follows:

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

18.20.250 Section 603.1.2 Plumbing within exterior walls, added.

International Plumbing Code, 2015 Edition, Section 603.1.2 Plumbing within exterior walls is hereby added to read as follows:

603.1.2 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.

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2016 MAY 11 PM 1:24

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.

18.20.230 Conflicting ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed.

SECTION 2. That except as herein amended, Title 18 (Building and Construction), Chapter 18.20 (Plumbing 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 Leaser, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

John R. Batton
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry Nichols, Director
City Development Department