

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

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



DEPARTMENT: ENGINEERING & CONSTRUCTION
MANAGEMENT DEPARTMENT

AGENDA DATE: INTRODUCTION: OCT 4, 2011
PUBLIC HEARING: OCT 18, 2011

CONTACT PERSON NAME AND PHONE NUMBER: R. ALAN
SHUBERT, (915) 541-4428

DISTRICT(S) AFFECTED: ALL

SUBJECT:

An ordinance amending Title 18 (Building and Construction), Chapter 18.10 (Residential Code), of the El Paso City Code, by adding section 18.10.265 (Protection of Water Service Entrance) and Section 18.10.266 (Plumbing within exterior walls) to help prevent pipes from freezing during severe weather, the penalty being as provided in Section 18.02.107 (Violations and Penalties) of the El Paso City Code.

BACKGROUND / DISCUSSION:

Discussion and action on development of code amendments to the International Plumbing Code (IPC), International Residential Code (IRC) and International Existing Building Code (IEBC) to further protect plumbing systems from freezing temperatures.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

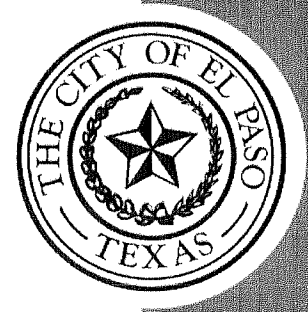
City Manager
Joyce A. Wilson



Engineering & Construction Management
Two Civic Center Plaza – 5th Floor · El Paso, Texas 79901
Phone (915) 541-4622 · Fax (915) 541-4799

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S E R V I C E S O L U T I O N S S U C C E S S



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

Mayor

John F. Cook

City Council

District 1

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ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.10 (RESIDENTIAL CODE), OF THE EL PASO CITY CODE, BY ADDING SECTION 18.10.265 (PROTECTION OF WATER SERVICE ENTRANCE) AND SECTION 18.10.266 (PLUMBING WITHIN EXTERIOR WALLS) TO HELP PREVENT PIPES FROM FREEZING DURING SEVERE WEATHER, THE PENALTY BEING AS PROVIDED IN SECTION 18.02.107 (VIOLATIONS AND PENALTIES) OF THE EL PASO CITY CODE.

WHEREAS, the 2009 edition of the International Residential Code has been published; and

WHEREAS, on September 21, 2010, the City Council for the City of El Paso through Ordinance No. 017415, adopted the 2009 International Residential Code together with the local amendments appropriate for the City of El Paso; and

WHEREAS, the City Council for the City of El Paso desires to further amend the 2009 International Residential Code by adding additional 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), Section 18.10.265 (Section P2903.1.1 Protection of Water Service Entrance) of the El Paso City Code, be added to read as follows:

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

International Residential Code, 2009 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.

Section 2. That Title 18 (Building and Construction), Chapter 18.0 (Residential Code), Section 18.10.266 (Section 2903.1.2 Plumbing within exterior walls) of the El Paso City Code, be added to read as follows:

18.10.266 Section 2903.1.2 Plumbing within exterior walls, added.

International Residential Code, 2009 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 know 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.

Section 3. The effective date of this ordinance shall be the date signed by the Mayor for the City of El Paso. This ordinance shall be applicable to all permit applications received on or after that date.

Section 4. Except as herein provided, Title 18 (Building and Construction) shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2011.


THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

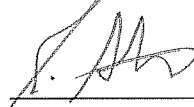
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



R. Alan Shubert, P.E.
City Engineer