



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/14/16		
Department:		Building Inspections		
Department Head		Selso Mata		
Agenda Coordinator (include phone #): Diana Casady #5993				
CAPTION				
<p>An Ordinance of the City of Plano Texas, repealing in its entirety City of Plano Ordinance No. 2013-10-27, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; and adopting the 2015 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2015-16	Prior Year (CIP Only)	Current Year	Future Years
		0	0	0
Budget		0	0	0
Encumbered/Expended Amount		0	0	0
This Item		0	0	0
BALANCE		0	0	0
FUND(S): N/A				
<p>COMMENTS: This item has no fiscal impact. STRATEGIC PLAN GOAL: Repealing in its entirety City of Plano Ordinance No. 2013-10-27 relates to the City's Goal of a Financially Strong City with Service Excellence and a Safe Large City.</p>				
SUMMARY OF ITEM				
<p>This Ordinance will adopt the most recent version of the International Building Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in September, October, November, and December of 2015. At their January 19, 2016 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Mechanical Code for the City of Plano.</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Letter from the Home Builders Association Letter from Council of Governments Letter from the Building Standards Commission				



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Building Department Memo	



Memorandum

Date: March 1, 2016

To: Bruce D. Glasscock, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Subject: **2015 International Code - Adoption**

Every three years, building codes are promulgated by the International Code Council. Jurisdictions throughout the nation review these codes for their use and adoption. For the past year and half, Plano has continued its established code review process for the 2015 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes are further vetted through our Building Standards Commission. Our review is now complete. The following 2015 Codes are recommended to the City Council for adoption.

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fuel and Gas Code
- 2015 International Energy Conservation Code
- 2015 International Existing Building Code

A common question at this time is; Are there any changes in the codes? One can imagine with thousands of pages of material and improvements in building products each year that some changes are expected. This is not uncommon at each code cycle. However, the development community is involved with adoption of the codes at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning. Yet all building codes remain minimum standards and requirements for building safety in each respective category.

One such change is a new requirement for storm shelters based on geographic locations which have a potential for strong wind storm occurrence. Plano falls within this defined regional area and as a result, storm shelters are now required for new schools, police stations, fire stations, 911 emergency call centers and emergency operation centers. The storm shelter must consist of a building or room large enough to accommodate the occupants of the use with a structural integrity capable of withstanding a 250 M.P.H. wind load. This would only apply to new schools and buildings or additions to a school or building as described. The Plano Independent School District is aware of this requirement for inclusion in future projects.

Please let me know if you need additional information.



Memo

Date: February 16, 2016
To: Bruce D. Glasscock, City Manager
From: Art Stone, Chairman, Building Standards Commission
Subject: **Adoption of the 2015 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2015 International Building Codes with amendments at each monthly meeting occurring from August 2015 through January 2016 until completion. In addition, staff has vetted the codes with the North Central Council of Governments and made Plano amendment presentations for each code to our Commission. All code review is now completed.

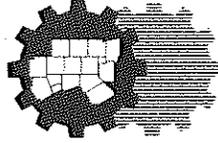
It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption;

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Fuel and Gas Code
- 2015 International Energy Conservation Code
- 2015 International Existing Building Code

Sincerely,

A handwritten signature in black ink that reads "Art Stone". The signature is written in a cursive, slightly stylized font.

Art Stone
Chairman
Building Standards Commission



North Central Texas Council Of Governments

TO: Local Governments throughout
North Central Texas

DATE: September 21, 2015

FROM: Mike Eastland
Executive Director

David Kerr
Chair, Regional Codes Coordinating Committee

SUBJECT: 2015 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Government's (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2015 International Codes on September 17, 2015. Furthermore, the Executive Board encourages your jurisdiction to adopt the following 2015 International Codes and regional amendments by January 31, 2016:

- International Building Codes
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code

Regional amendments to the 2015 International Codes can be found at the following website: www.nctcog.org/envir/codes. In addition, the Executive Board previously endorsed the 2014 National Electrical Code and regional amendments which are available for adoption.

Please Note:

In review of local government's adoption of code amendments, there is a wide range in the fire-fighting philosophies/capabilities of cities across the region; the consensus of the RCCC has been to include both an OPTION "A" and an OPTION "B" in the fire, building and residential code amendments. Jurisdictions should choose one or the other based on their fire-fighting philosophies/capabilities when adopting code amendments.

Notice of Codes Workshop

On November 5, 2015, a free 2015 International Building and Fire Code Workshop will be offered to cover the regional code review process, results of a recent Regional Code Adoption Survey, presentations from Texas A&M Energy Systems Laboratory and South-central Partnership for Energy Efficiency as a Resource, a summary of the 2015 recommended amendments, and upcoming building code training. Register for the workshop at <http://www.nctcog.org/envir/events.asp>.

Regional Code Amendments Background

NCTCOG has actively promoted the standardization of model construction codes since 1967 in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, facilitate the mobility of contractors, and reduce training and construction costs. The ultimate goal is regional uniformity in the model construction codes for the North Central Texas region. NCTCOG feels strongly that municipalities, contractors, architects, builders, and manufacturers will benefit from the positive economic results coming from achievement of that goal.

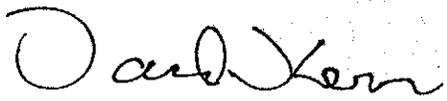
In 2014, the NCTCOG's RCCC directed its Advisory Boards to review the International Code Council's 2015 family of model construction codes. The Advisory Boards, comprised of over 100 code professionals representing local jurisdictions and professional associations, held open meetings to consider the codes and achieve consensus on any needed regional amendments.

As a follow-up measure, the RCCC intends to submit some of the regional amendments as proposed changes during the next international code change cycle. In the past, several NCTCOG regional amendments have been incorporated into the codes at the national level.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. For more information regarding regional codes, contact Sandra Barba, Senior Planner, Department of Environment and Development, at sbarba@nctcog.org, or 817.608.2368. Please send a copy of your adopted ordinance(s) to NCTCOG including any amendments. Your ordinance will help us to document the effectiveness of the codes coordination effort in our region and may be used to provide a model to other jurisdictions.



Mike Eastland, Executive Director



David Kerr, Chair
Regional Codes Coordinating Committee

February 18, 2016

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata:

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has for many years, the Association was an active participant in reviewing the 2015 ICC codes serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and for the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2015 code amendments package as presented. As you know, the state's energy code is changing this year and alternative compliance strategies are now under review by Texas A&M Energy Systems Laboratory. We hope that you will accept, through your power to do so in these Amendments, any additional compliance strategies approved by the Laboratory. Doing so will give the industry needed flexibility without detracting from the code's resource conservation objectives.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,



Executive Officer
Dallas Builders Association

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2016 INDUSTRY INVESTORS

The Bath & Kitchen Showplace
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Fox Energy Specialists
Hotchkiss Insurance Agency
Johnson Supply
STELLAR Home Theater and Beyond
StrucSure Home Warranty
The Thompson Group at Classic
Chevrolet

AFFILIATED WITH:

Texas Association of Builders
National Association of Home Builders

An Ordinance of the City of Plano Texas, repealing in its entirety City of Plano Ordinance No. 2013-10-27, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; and adopting the 2015 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on October 28, 2013, by Ordinance No. 2013-10-27, the City Council of the City of Plano established a Mechanical Code and regulations thereunder, and such Ordinance was codified as Division 3, Mechanical 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 September 15, 2015, the Building Standards Commission held a public hearing to discuss the adoption of the 2015 Edition of the International Mechanical Code, a publication of the International Code Council (I.C.C.), 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 2015 Edition of the International Mechanical Code and the additions, deletions, and amendments thereto, should be approved and adopted as the Mechanical Code of the City.

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

Section I. Ordinance No. 2013-10-27, duly passed and approved by the City Council of the City of Plano on October 28, 2013, and codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances, is hereby repealed in its entirety.

Section II. A new Division 3, Mechanical 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 3. MECHANICAL CODE

Section 6-251 Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and 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 6-252 Adopted.

The 2015 Edition of the International Mechanical Code, a publication of the International Code Council (I.C.C.), along with the Appendices of such Code, are hereby adopted and designated as the Mechanical Code of the City, to the same extent as if such Code were copied verbatim in this

section, subject to the deletions, amendments, and additions prescribed in this Division. A copy of the 2015 Edition of the International Mechanical Code is on file in the office of the City Secretary.

Section 6-253 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 Mechanical Code.

Section 6-254 Deletions, Additions, Amendments.

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

Chapter 1 Administration

Section 102.8; change to read as follows:

102.8 Referenced Codes and standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 or the *National Electrical Code* (NEC) shall mean the Electrical Code as adopted.

Section 108.5 Stop work orders; is amended to delete the last sentence.

Section 108.7.1 Authority to condemn equipment; the following sentence of paragraph two is deleted:

Where such mechanical system is to be disconnected, written notice as prescribed in Section 108.2 shall be given.

Section 109.1; is amended to read as follows:

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the Building Standards Commission as established by ordinance. The Commission shall be governed by the enabling ordinance.

Sections 109.1.1 Limitation of authority through 109.7 Court review; are deleted in their entirety.

Section 306.3; change to read as follows:

306.3 Appliances in attics. Attics containing appliances shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the *appliance*. 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 largest *appliance*. A walkway to an *appliance* shall be rated as a floor, as approved by the code official. As a minimum, for access to the attic space, provide one of

the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed... *{remainder of section unchanged}*

Section 306.5; *change to read as follows:*

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 personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliances, a permanent interior or exterior means of access shall be provided. Permanent exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliance level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) *{remainder of section unchanged}*.

Section 306.5.1; *change to read as follows:*

306.5.1 Sloped Roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the *appliance*. A level platform shall be provided on each side of the *appliance* to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

Section 306.6; *change to read as follows:*

306.6 Water Heaters above ground or floor. When the mezzanine or platform in which a water heater is installed is more than 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.

Exception: A maximum 10 gallon water heater or larger, with approval, is capable of being accessed through a lay-in ceiling and the water heater installed is not more than 10 feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

Section 307.2.3 Auxiliary and secondary drain systems; *amend item 2 to read as follows:*

2. A separate overflow drain line shall be connected to the drain pan provided with the *equipment*. Such overflow drain shall discharge to a conspicuous point of disposal to alert

occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

Section 403.2.1 Recirculation of air; *add an item 5 to read as follows:*

5. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an *approved* mechanical recirculating fan or similar device designed to remove odors from the air.

Section 501.3 Exhaust discharge; *add an exception to read as follows:*

4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

Section 607.5.1; *change to read as follows:*

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 706.11 of the *International Building Code* shall be protected with *listed* fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1-510.9 IMC.”

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 or 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 provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and 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 April 1, 2016, and after its passage and publication as required by law.

DULY PASSED AND APPROVED this the 14th day of March, 2016.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY