



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:		10/28/13		
Department:		Building Inspections		
Department Head		Selso Mata		
Agenda Coordinator (include phone #): Diana Casady #5993				
CAPTION				
<p>An Ordinance of the City of Plano, Texas partially repealing City of Plano Ordinance No. 2011-1-13 codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; and adopting the 2012 Edition of the International Residential Code with certain additions, deletions, and amendments, as the Residential 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: 2013-14	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(S): N/A				
<p>COMMENTS: This item has no fiscal impact. STRATEGIC PLAN GOAL: An Ordinance of the City of Plano repealing in its entirety the City of Plano Ordinance No. 2011-1-13, and adopting the 2012 Edition of the International Residential Code relates to the City's goal of a Safe Large City.</p>				
SUMMARY OF ITEM				
<p>This Ordinance will adopt the most recent version of the International Residential Code published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. Public review of the codes was held at the Building Standards Commission meetings held in March, April, May, June, July and August. The Building Standards Commission at its August 20, 2013 meeting voted unanimously to forward this Code and amendments to the City Council for adoption as the Building Code for the City of Plano.</p>				
List of Supporting Documents: Letter from the Home Builders Association Letter from Council of Governments Letter from the Building Standards Commission		Other Departments, Boards, Commissions or Agencies Building Standards Commission		



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Plano, TX 75093
(972) 931-4840 Fax: (972) 267-0426
www.DallasBuilders.com

August 6, 2013

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 2012 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 2012 code amendments package as presented. 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,

A handwritten signature in black ink, appearing to read "Phil Crone".

Phil Crone
Executive Officer
Dallas Builders Association

OFFICERS

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Caprock Custom Construction, Inc.

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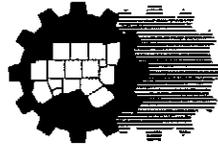
Phil Crone, CGP, JD

2013 INDUSTRY INVESTORS

Atmos Energy
The Bath & Kitchen Showplace
Fox Energy Specialists
Holchkiss Insurance Agency
StrucSure Home Warranty
Texas Door & Trim Inc.

AFFILIATED WITH:

Texas Association of Builders
National Association of Home Builders



North Central Texas Council Of Governments

RECEIVED

JUN 14 2013

BG
CITY MANAGER'S OFFICE

TO: Jurisdictions throughout the North Central Texas Region **DATE:** June 10, 2013

SUBJECT: Model Construction Code Recommendations for North Central Texas

The North Central Texas Council of Governments (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.

In 2011, NCTCOG's Regional Codes Coordinating Committee (RCCC) directed its Code Advisory Boards to review the International Code Council's 2012 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. Many national and regional subject matter experts also gave testimony and participated in the process.

As a result, the NCTCOG Executive Board, upon the recommendation of the RCCC and its Advisory Boards, encourages your jurisdiction to adopt the following model construction codes along with their respective regional amendments:

- ◆ **International Building Code – 2012 Edition**
- ◆ **International Residential Code – 2012 Edition**
- ◆ **International Fire Code – 2012 Edition**
- ◆ **International Plumbing Code – 2012 Edition**
- ◆ **International Mechanical Code – 2012 Edition**
- ◆ **International Fuel Gas Code – 2012 Edition**
- ◆ **International Energy Conservation Code - 2012 Edition**

NCTCOG recommends adopting these codes with no local amendments other than the regional amendments as expeditiously as possible. 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.

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 when those amendments were proposed as code changes to the main documents.

PLEASE NOTE:

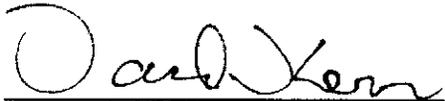
There is a wide range in the fire fighting philosophies/capabilities of cities across the region; the consensus of the RCCC has been to include both an OPTION "A" and an OPTION "B" in the fire, building and residential code amendments. Jurisdictions should choose one or the other based on their fire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

You may access our website at www.dfwcodes.com to obtain a copy of the recommended regional amendments. For more information regarding regional codes, contact Sam Brush, Manager of Environment & Development, by email at sbrush@nctcog.org or by phone at (817) 695-9213.

We appreciate your support of our continued efforts toward regional code uniformity. Please send a copy of your adopting ordinance(s) to NCTCOG including amendments. Your ordinance will help us to document the effectiveness of the codes coordinating effort in our region and may be used to provide a model to other jurisdictions.



Mike Eastland, Executive Director
North Central Texas Council of Governments



David Kerr, Chairman
Regional Codes Coordinating Committee

SWB/



Memorandum

Date: August 20, 2013
To: Bruce Glasscock, City Manager
From: Art Stone, Chairman of the Building Standards Commission
Subject: Adoption of the 2012 International Codes with Amendments

The Building Standards Commission, along with staff, has reviewed the 2012 International Building Codes with amendments since March of this year. Monthly reviews have continued until completion in August. In addition, staff has vetted the codes with the North Central Council of Governments and made Plano amendment presentations for each code to our Board. 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 Council for approval and adoption;

2012 International Building Code
2012 International Residential Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Energy Conservation Code

Sincerely,

A handwritten signature in black ink that reads "Art Stone".

Art Stone
Chairman
Building Standards Commission

An Ordinance of the City of Plano, Texas partially repealing City of Plano Ordinance No. 2011-1-13 codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; and adopting the 2012 Edition of the International Residential Code with certain additions, deletions, and amendments, as the Residential 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 January 10, 2011, by Ordinance No. 2011-1-13, the City Council of the City of Plano established a Residential Code and provided regulations thereunder, and such Ordinances were codified as Article XX, Residential Code, of Chapter 6 of the Code or Ordinances of the City of Plano (“City”); and

WHEREAS, on August 20, 2013, 2013, the Building Standards Commission held a public hearing to discuss the adoption of the 2012 Edition of the International Residential 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, due to changes in state law, the City Council is of the opinion that Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City Code of Ordinances established by Ordinance No. 2008-4-39 regarding Automatic Sprinkler Systems should be retained as codified in the City Code of Ordinances and that all remaining provisions of Ordinance No. 2011-1-13 should be repealed; 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 2012 Edition of the International Residential Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Residential Code of the City.

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

Section I. All provisions of Ordinance No. 2011-1-13, duly passed and approved by the City Council of the City of Plano on January 10, 2011, codified as Chapter 6, Article XX of the City of Plano Code of Ordinances are hereby repealed, with the exception of the below referenced section which is hereby explicitly retained and shall remain codified in its entirety:

Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City of Plano Code of Ordinances established by Ordinance No. 2008-4-39 regarding Automatic Sprinkler Systems as follows:

“Section R325, Automatic Sprinkler Systems. An automatic sprinkler system shall be installed in all new buildings 6,000 square feet and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in building greater than 6,000 square feet which are enlarged. Only gross floor area within the exterior walls shall be used to calculate the building area.

Exception:

a. The floor areas of covered patios and porches open entirely on at least one side, except for guardrails, need not be included in the calculation of the area of the building.

Section II.

A new Article XX, Residential Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

ARTICLE XX. RESIDENTIAL CODE

DIVISION 1. GENERALLY

Sec. 6-708. 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.

Sec. 6-709. Adopted.

The 2012 Edition of the International Residential Code, a publication of the International Code Council (ICC), along with the Appendices of such Code, is hereby adopted and designated as the Residential Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2012 Edition of the International Residential Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Sec. 6-710. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Residential Code adopted herein are hereby approved and adopted:

Chapter 1, Administration

Section R101.1; Title:

Section R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Plano, Texas hereinafter referred to as "this code."

Section R102.4; *change to read as follows:*

Section R102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and

R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Subsection R104.2, Applications and permits; is amended by the addition of *Subsection R104.2.1.*

Subsection R104.2.1, Adequate toilet facilities.

In partially completed phased subdivisions or projects, more than one permanent or temporary toilet may be required, but not less than one shall be provided and at least one permanent or temporary toilet facility shall be maintained in each subdivision or project for the employees or subcontractors of each builder holding a permit for a building in that subdivision or project. A toilet facility must be provided by each builder as long as the builder holds an active building permit in the subdivision or project.

“Permanent toilet facility” is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

“Temporary toilet facility” is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Subsection R105.2, Work exempt from permit.

Building:

1. One-story... {item unchanged} does not exceed 120 square feet.
2. Item Deleted
5. Item Deleted

Subsection R105.3, Application for permit; *is amended by the addition of the following paragraphs:*

Registration:

To obtain a permit the applicant shall be registered as a contractor.

- a. Registration Requirements: Contractor may register by making application on forms provided by the Building Official. Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required State of Texas licenses and insurance.
- b. Revocation/Suspension: A contractor’s registration may be suspended for the following causes:
 1. The contractor fails to finalize permits by obtaining the required, approved inspections.
 2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.

3. Expiration, suspension or revocation of required license, bond or insurance.

Exception: Homeowners may obtain permits to do work at their residence without being registered.

Subsection R105.3.1, Action on application; *is amended by the addition of the following paragraph:*

A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Subsection R105.10. Withdrawn Permits. Permits may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$50.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a permit to complete the work, or when work has started unless an inspection has been made and the Building Official has determined that the existing work has created no violation of any code or ordinance.

Expired permits may be withdrawn if determined by the Building Official that no work has commenced.

Withdrawn permits with fees of less than fifty (\$50) dollars are nonrefundable.

Subsection R106.1, Submittal documents; *is amended by the addition of the following paragraph:*

Foundation plans and braced wall plans shall be submitted with each application. These plans shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal, signature, and date. Braced wall design plans may be approved by the building official.

All structural plans, 6,000 square feet and greater under roof, shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal, signature, and date.

Subsection R106.3.1, Approval of construction documents; *is changed to read as follows:*

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states "APPROVED and APPROVED AS NOTED BY THE BUILDING OFFICIAL" {the remainder of the section is unchanged}

Section 108.7 Re-inspection Fee; *add Section 108.7 to read as follows:*

108.7 Re-inspection Fee. A reinspection fee may be charged but not be limited to the following:

- 1.The inspection called for is not ready when the inspector arrives;
- 2.No building address or permit card is clearly posted;
- 3.Approved plans are not on the job site available to the inspector;
- 4.The building is locked or work otherwise not available for inspection when called;
- 5.The job site is red-tagged twice for the same item;
- 6.The original red tag has been removed from the job site and/or,
- 7.Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

Section R110 (R110.1 through R110.5); *is deleted in its entirety.*

Section R112, Board of Appeals; *is changed so that the Section title shall read “Building Standards Commission,”* and each reference to a “board” or “board of appeals,” shall be replaced with “commission,” or “building standards commission,” as applicable.

Subsection R112.2.1, Determination of substantial improvement in areas prone to flooding; *is deleted in its entirety.*

Subsection R112.2.2, Criteria for issuance of a variance of areas prone to flooding; *is deleted in its entirety.*

Subsection R112.3, Qualifications; *is deleted in its entirety*

Subsection R113.2, Notice of violation; *is deleted in its entirety.*

Subsection R113.3, Prosecution of violation; *is deleted in its entirety.*

Subsection R113.4, Violation penalties; *is deleted in its entirety.*

Subsection R114, Stop Work Order; *is amended by the addition of Subsection R114.3, to read as follows:*

Subsection R114.3, Construction debris

a. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the Building Official or his designee, and such construction debris poses a threat to public health, safety and comfort so that it constitutes a nuisance, the Building Official or his designee may order the work stopped and the Contractor shall clean up the construction debris within thirty-six (36) hours of receiving written notice of the violation. After the expiration of the thirty-six (36) hour period, Contractor shall pay City a reinspection fee to offset costs incurred by City due to reinspection and any costs of cleanup incurred by the City before the stop work order is lifted.

b. As used herein, the term “Construction Debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a Contractor, Subcontractor, and their employees, agents, and assigns.

Chapter 2, Definitions

Section R202, definition of "Townhouse"; *is changed to read as follows:*

A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

Section R202, *add definition of “Floor Area, Gross” as follows:*

The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts;

Section R202; *add definition of “Recreation Room” as follows;*

A room in a dwelling unit which is intended for uses such as viewing television or films, listening to recordings, or participating in video or similar games. The area of this room is not to exceed one-tenth of the floor area of the habitable space of the dwelling unit.

Chapter 3, Building Planning

Table R301.2(1); *fill in as follows:*

Ground Snow Load	Wind Design		Seismic Design Category ^f
	Speed ^d (mph)	Topographic Effects ^k	
5 lb/ft ²	90 (3-sec-gust)/76 fastest mile	No	A

Subject to damage from		
Weathering ^a	Frost line depth ^b	Termite ^c
moderate	6"	very heavy

Winter Design Temp ^e	Ice Barrier Under-Layment ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
22°F	No	01/02/80	69°F	64.9°F

{No change to footnotes }

Section R302.1; *add exceptions to read as follows:*

Exceptions: *{previous exceptions unchanged}*

6. Open metal carport structures may be constructed when also approved within adopted ordinances.
7. Encroachments: In town homes and patio homes, roof overhangs not exceeding two feet in width, and brick ledges which support exterior veneer walls not exceeding six inches in width, may project onto an adjoining property where an easement is provided for this specific purpose.

Section R302.2, *Exception; change to read as follows:*

Exception: A common two-hour fire-resistance-rated wall assembly, or one-hour fire-resistance-rated wall assembly when equipped with a sprinkler system... *{remainder unchanged}*

Section R302.2.4, *Exception 5; change to read as follows:*

Exception:

5. Townhouses separated by a common fire-resistance-rated wall as provided in Section R302.2.

Section R302.3; *add Exception #3 to read as follows:*

Exceptions:

1. *{existing language unchanged}*
2. *{existing language unchanged}*
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.5.1; *change to read as follows:*

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Subsection R303.3, Bathrooms; *exception; is changed to read as follows:*

Exception: The glazed areas *{remainder unchanged}* unless the space contains only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

R303.4 Mechanical Ventilation; *change to read as follows:*

Where the air infiltration rate of a dwelling unit is 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

Subsection R311.2 Egress Door; *addition to read as follows:*

All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports.

Security block strike plate in wood frame construction and open space between trimmers and wood door jambs shall be solid shimmed by a single piece extending not less than 12 inches above and below the strike plate. In wood construction, an open space between trimmers and wood doorjambs shall be solid shimmed extending not less than 6 inches above and below the plate.

Section R313 Automatic Fire Sprinkler Systems. *Delete subsections in their entirety.*
Reference 2006 IRC Section 325, Automatic Sprinkler Systems. Ordinance No. 2008-4-39. Adopted prior to and in place and enforced January 1, 2009.

Subsection R314.3 Location; *is amended with the addition of the following:*

4. Enclosed Recreation/Media Rooms

R314.3.1, Alterations, Repairs and additions, *exception amended with the addition of the following;*

2. Installation, alteration or repairs of plumbing, mechanical, service upgrades, and simple alterations/remodels are exempt from the requirements of this section.

Section R314.4 Power Source; *exception is amended with the addition of the following;*

Exceptions:

1. Smoke alarms/carbon monoxide alarms {remainder unchanged}
2. Interconnection and hard-wiring of smoke alarms/carbon monoxide alarms {remainder unchanged}
3. Projects that may require review by the building official.

Section R315.3, *add exceptions as follows:*

Exceptions:

1. Work involving the exterior surfaces of *dwelling*s, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck, are exempt from the requirements of this section.

2. Installation, *alteration* or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

Section R319.1 Address Numbers; *is amended with the addition of the following;*

Buildings shall...*{bulk of section unchanged}*...street or road fronting the property and from rear alleyways adjacent to the property. *{ remainder unchanged}*

Section R324 is omitted

{Section R325, initially adopted by Ordinance No. 2008-4-39 prior to January 1, 2009 and retained by the herein Ordinance as follows:}

Section R325, Automatic Sprinkler Systems. An automatic sprinkler system shall be installed in all new buildings 6,000 square feet and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. Only gross floor area within the exterior walls shall be used to calculate the building area.

Exception:

a. The floor areas of covered patios and porches open entirely on at least one side, except for guardrails, need not be included in the calculation of the area of the building.

Section R401.2, *amended by adding a new paragraph following the existing paragraph to read as follows.*

Section R401.2. Requirements. *{existing text unchanged}* ...

Every foundation and/or footing, of any size addition to an existing post-tension foundation regulated by this code shall be designed and sealed by a Texas-registered engineer.

Chapter 6, Wall Construction

Subsection R602.6, Drilling and notching – studs; *is amended by the addition of a sentence to read as follows:*

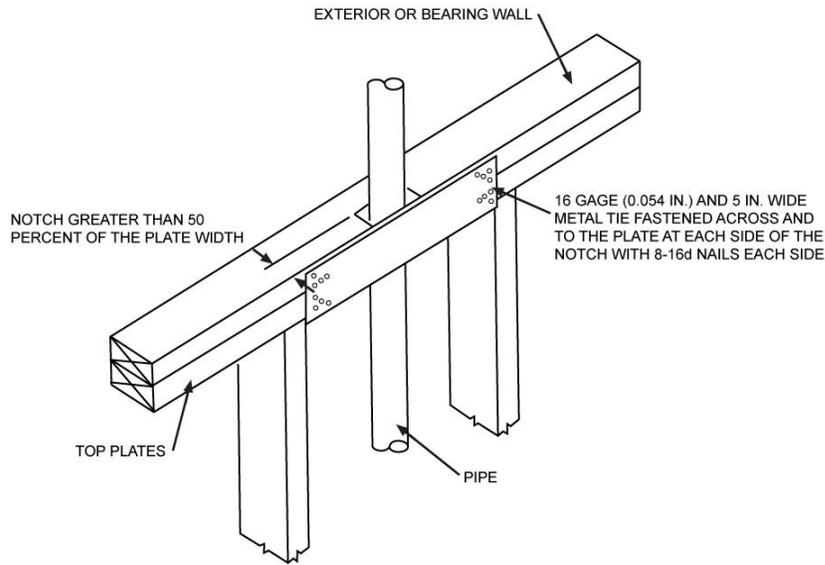
Studs that are drilled or notched for plumbing pipes shall be 2x6 or larger.

Section 602.6.1; *amend the following:*

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. *{remainder unchanged}*

Figure R602.6.1; delete the figure and insert the following figure:

WALL CONSTRUCTION



For SI: 1 inch = 25.4 mm

FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING

Chapter 7, Wall Covering

Section R703.7.4.1; add a second paragraph to read as follows:

In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c. stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c. stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

Section R703.13; Metal Exterior Walls. is an added section to read as follows:

Metal exterior walls are prohibited on residential buildings.

Exception: Accessory Buildings that do not exceed 120 square feet in floor area in SF, PH, and 2F residential zoning districts.

Chapter 9, Roof Assemblies

Section R902.1; *Amend and add exception #3 to read as follows:*

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108

Exceptions:

1. *{text unchanged}*
2. *{text unchanged}*
3. *{text unchanged}*
4. Non-classified roof coverings shall be permitted on one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed (area defined by jurisdiction).

Subsection R905.1, Roof covering applications; *is amended by the addition of the following paragraphs:*

Roof systems in place prior to January 18, 1988, may be repaired with roof coverings of the same type as the original roof when all the following conditions are met:

1. The repair does not exceed twenty-five (25) percent of the roof.
2. The repair does not result in an increase in the total surface area of the roof.
3. Repairs shall not exceed (twenty-five) (25) percent of the roof surface area within any twelve month period unless Class C or better roof covering is provided.

Shingles and shakes shall be applied to roofs with solid sheathing. Existing roofs may be replaced over spaced sheathing. When spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch (25 mm by 102 mm) nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners. When 1-inch by 4-inch (25 mm by 102 mm) spaced sheathing is installed at 10 inches (254 mm) on center, additional 1-inch by 4-inch (25 mm by 102 mm) boards must be installed between the sheathing boards.

Chapter 11, Energy Efficiency

Residential Provisions for Energy Efficiency

Section N1102.2.12; *add Section N1102.2.12 to read as follows:*

N1102.2.12. Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the *building official*.

Chapter 13, General Mechanical System Requirements

Section M1305.1.3; *change to read as follows:*

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . {bulk of paragraph unchanged} . . . sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. As a minimum, 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.

Exceptions:

1. The passageway and level service space are not required where the *appliance* can be serviced and removed through the required opening.
2. Where the passageway is unobstructed...*{remainder unchanged}*

Subsection M1307.3.1, Protection from impact; is deleted in its entirety.

Chapter 14, Heating and Cooling Equipment

Section M1411.3; *change to read as follows:*

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal a sanitary sewer through a trap, by means of a direct or indirect drain. {remaining text unchanged}

Section M1411.3.1, *Items 3 and 4; add text to read as follows:*

M1411.3.1 Auxiliary and secondary drain systems. *{bulk of paragraph unchanged}*

1. *{text unchanged}*
2. *{text unchanged}*
3. An auxiliary drain pan... *{bulk of text unchanged}*... with Item 1 of this section. A water level detection device may be installed only with prior approval of the *building official*.
4. A water level detection device... *{bulk of text unchanged}*... overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

M1411.3.1.1 Water-level monitoring devices. On down-flow units ...*{bulk of text unchanged}*... installed in the drain line. A water level detection device may be installed only with prior approval of the *building official*.

Chapter 15, Exhaust Systems

M1503.4 Makeup Air Required; *amend and add exception as follows:*

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Exception: Where all appliances in the house are sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately equal to the difference between the exhaust air rate and 600 cubic feet per minute.

Chapter 20, Boilers/Water Heaters

Section M2005.2; *change to read as follows:*

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

Section G2408.2 (305.5); Elevations of ignition source; *add exception 2.*

Exceptions:

1. {Unchanged}
2. Electric Water Heater.

Subsection G2408.3, Private garages; is deleted in its entirety.

Section G2415.2.1 (404.2.1); *add a second paragraph to read as follows:*

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING
1/2 to 5 psi gas pressure
Do Not Remove"

Section G2415.2.2 (404.2.2); *add an exception to read as follows:*

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

Section G2415.12 (404.12); change to read as follows:

G2415.12 (404.12) Minimum burial depth. Underground *pipng systems* shall be installed a minimum depth of 18 inches (457 mm) below grade, except as provided for in Section G2415.12.1.

Section G2415.12.1 (404.12.1); change to read as follows:

G2415.12.1 Individual outside appliances. Individual lines to outside lights, grills or other appliances shall be installed a minimum of 12 inches (203 mm) below finished grade....{Rest unchanged}.

Section G2417.1 (406.1); change to read as follows:

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *pipng* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The *permit* holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this *code*. The *permit* holder shall give reasonable advance notice to the *building official* when the *pipng system* is ready for testing. The *equipment*, material, power and labor necessary for the inspections and test shall be furnished by the *permit* holder and the *permit* holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4; change to read as follows:

G2417.4 (406.4) 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. Gauges used to measure... {remainder unchanged}

Section G2417.4.1; change to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than 3 psig (20 kPa gauge), or at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psi gauges shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi.

For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa)

(7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Section G2417.4.2; *change to read as follows:*

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

Section G2420.1 (406.1); add Section G2420.1.4 to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section G2420.5.1 (409.5.1); add text to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve ...*{bulk of paragraph unchanged}*... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1); add text and Exception to read as follows:

G2421.1 (410.1) Pressure regulators. A line pressure regulator shall be ... *{bulk of paragraph unchanged}*... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

Section G2422.1.2.3 (411.1.3.3); delete Exception 1 and Exception 4.

Section G2445.2 (621.2); add Exception to read as follows:

G2445.2 (621.2) Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented room heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the

Building Official unless an unsafe condition is determined to exist as described in International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

Section G2448.1.1 (624.1.1); *change to read as follows:*

G2448.1.1 (624.1.1) Installation requirements. The requirements for *water heaters* relative to access, sizing, *relief valves*, drain pans and scald protection shall be in accordance with this *code*.

Section P2603.5.1; *add to read as follows:*

P2603.5.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be not less than 6 inches *{remainder unchanged}*. Building sewers shall be not less than 6 inches below grade.

Section P2801.6; *add Exception to read as follows:*

Exception:

1. Electric Water Heater.

Section P2902.5.3; *change to read as follows:*

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Table P2905.4; *change to read as follows:*

Table P2905.4 Water Service Pipe is amended by the deletion of PVC plastic pipe.

Section P3005.2.6; *change to read as follows:*

P3005.2.6 Upper Terminal. Each horizontal drain shall be provided with a cleanout at its upper terminal.

Exception: Cleanouts may be omitted on a horizontal drain less than five (5) feet (1524 mm) in length unless such line is serving sinks or urinals.

Section P3111; *delete.*

Section P3112.2; *delete and replace with the following:*

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drainboard shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

Chapters 33-42, *Deleted in their entirety. Replace with the 2011 National Electrical Code*

Appendix G is adopted; *Swimming Pools, Spas and Hot Tubs*

Appendix M, *“Home Day Care – R3 Occupancy”* is amended to read as follows:

REQUIREMENTS FOR GROUP R; DIVISION 3.1 OCCUPANCIES
“In Home Daycare”

Subsection AM101.1 *General, changed in its entirety to read as follow:* Building or parts of buildings classified as R3.1 shall comply the provisions noted below along with any non-amended provisions located in Appendix M.

Subsection AM101.2 *Special Provisions* is added: All rooms or spaces used for the purpose of providing daycare shall be located on the ground floor. All stairways or ramps providing access to areas above or below the ground floor shall be made inaccessible to children by means of an approved permanent barrier located at the ground floor.

Subsection AM101.3. *Certificate of Occupancy is added:* A Certificate of Occupancy is required for all buildings containing R-3.1 occupancy. Such Certificate of Occupancy must be renewed annually in conjunction with the State mandated inspections conducted by the Fire Department. The Certificate of Occupancy will only be renewed when it is determined by the Fire Marshall that the building complies with all the provisions of this Chapter. Application for the Certificate of Occupancy shall be made in the Office of the Building Official and a fee shall be collected as prescribed in the approved fee schedule.

Section AM102 – *Definitions added the following:*

In home daycare or Day Care Center (in home) – An operation providing care in the caretaker's residence for less than 24 hours a day for up to 8 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 8 at any time. (ZC 2012-21; Ordinance No. 2012-8-16). *If required by the State of Texas, the daycare must be licensed or registered. Care provided to eight or fewer children is allowed by right.*

Habitable rooms – *Rooms use for living, sleeping, eating, and cooking.*

Subsection AM103.1.2 *Basements is deleted in its entirety.*

Subsection AM103.3 – Type of lock and latches for exits, adds the following: An approved emergency plan shall be posted and maintained in the dwelling.

Section AM104 *Smoke Detection is changed in its entirety and replacing AM104.1, AM104.2, and AM104.3 with the following subsections:*

Subsection AM104.1 *General, changed to read as follow:* Every habitable room in buildings housing R3.1 Occupancies shall be equipped with an approved smoke detector. All such smoke detectors shall be interconnected in such a manner that if smoke is detected by a detector, all of the detectors will alarm.

Exceptions: An approved heat detector may be substituted for the required smoke detector located in the kitchen in R3.1 Occupancies. All other requirements for smoke detection equipment for R3.1 Occupancies must be met.

Subsection AM104.2 *Kitchens is added,* Kitchens in buildings housing R3.1 Occupancies shall be equipped with an approved 2A:10-B:C fire extinguisher. An additional approved 2A:10-B:C fire extinguisher shall be located in the area of the building used for daycare purposes.

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 of 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 January 1, 2014, and after its passage and publication as required by law.

DULY PASSED AND APPROVED this the 28th day of October, 2013.

Harry LaRosiliere, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

Diane C. Wetherbee, CITY ATTORNEY