



# CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<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 #): <b>Diana Casady #5993</b>				
<b>CAPTION</b>				
<p><b>An Ordinance of the City of Plano, Texas; repealing in its entirety City of Plano Ordinance No. 2011-1-10, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; and adopting the 2012 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas 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.</b></p>				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: <b>2013-14</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	0	0	<b>0</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	0	0	<b>0</b>
BALANCE	0	0	0	<b>0</b>
FUND(S): <b>N/A</b>				
<b>COMMENTS:</b> 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. 2011-1-10, and adopting the 2012 Edition of the International Fuel Gas Code relates to the City's goal of a Safe Large City.				
<b>SUMMARY OF ITEM</b>				
<p>This Ordinance will adopt the most recent version of the International Fuel Gas 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:		Other Departments, Boards, Commissions or Agencies		
Letter from the Home Builders Association		Building Standards Commission		
Letter from Council of Governments				
Letter from the Building Standards Commission				



5816 West Plano Parkway  
Plano, TX 75093  
(972) 931-4840 Fax: (972) 267-0426  
[www.DallasBuilders.com](http://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

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Caprock Custom Construction, Inc.

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Jeff Dworkin, CGP  
JLD Custom Homes

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Frank Murphy  
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**Executive Officer**

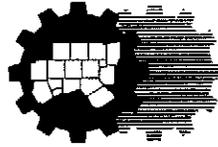
Phil Crone, CGP, JD

**2013 INDUSTRY INVESTORS**

Almos 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:**

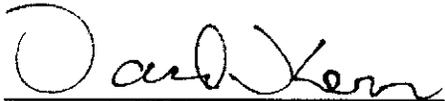
There is a wide range in the fire fighting philosophies/capabilities of cities across the region; the consensus of the RCCC has been to include both an OPTION "A" and an OPTION "B" in the fire, building and residential code amendments. Jurisdictions should choose one or the other based on their fire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

You may access our website at [www.dfwcodes.com](http://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](mailto: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; repealing in its entirety City of Plano Ordinance No. 2011-1-10, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; and adopting the 2012 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas 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. 2011-1-10, the City Council of the City of Plano established a Fuel Gas Code and provided regulations thereunder, and such Ordinances were codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances of the City of Plano; and

**WHEREAS**, on August 20, 2013, the Building Standards Commission held a public hearing to discuss the adoption of the 2012 Edition of the International Fuel Gas Code, a publication of the International Code Council (I.C.C.), along with Appendices A, B, C and D of such Code, 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 2012 Edition of the International Fuel Gas Code, along with Appendices A, B, C and D of such Code and the additions, deletions, and amendments thereto, should be approved and adopted as the Fuel Gas Code of the City of Plano.

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

**Section I.** Ordinance No. 2011-1-10, duly passed and approved by the City Council of the City of Plano on January 10, 2011 is hereby repealed in its entirety.

**Section II.** A new Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

**Sec. 6-696 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. 6-697 Adopted.**

The 2012 Edition of the International Fuel Gas Code, a publication of the International Code Council (I.C.C.), along with the Appendices of such Code, is hereby adopted and designated as the Fuel Gas 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 Fuel Gas Code is on file in the office of the City Secretary.

## DIVISION 2. AMENDMENTS

### **Sec. 6-698. Deletions, additions, amendments.**

#### **Chapter 1, Scope and Administration**

##### **Section 102.2;** *add an exception to read as follows:*

Exception: Existing dwelling units shall comply with Section 621.2.

##### **Section 102.8;** *change to read as follows:*

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 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 amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

**Sections 108.2, Notice of Violation, through Section 108.4. Violation penalties,** are deleted in their entirety.

##### **Section 109.1 Application for appeal.,** is amended to read as follows:

A person directly affected by a decision of the code official shall have the right to appeal the decision to the Building Standards Commission, provided that a written application for appeal is filed within twenty (20) days after the day the decision was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. A person's exercise of an appeal does not preclude or abate criminal enforcement of a violation of this code.

**Sections 109.2, Membership of board, through 109.7 Court review,** are deleted in their entirety.

##### **Section 304.10;** *change to read as follows:*

**304.10 Louvers and grilles.** The required {remainder unchanged} grilles will have 75 50-percent free area. {remainder unchanged}

**Section 304.11;** *change #8 to read as follows:*

**304.11 Combustion air ducts.**

8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 12 inches (305 mm) vertically from the adjoining ground level or the manufacturer's recommendation, whichever is more restrictive.

**Section 305.5;** *delete the section.*

**Section 306.3;** *change to read as follows:*

**[M] 306.3 Appliances in attics.** Attics containing appliances requiring access shall be provided . . . *{remainder 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), and 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 building 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. An access Panel may be used in lieu of items 1, 2, or 3 with prior approval of the Code Official.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening.
2. Where the passageway is not less than ... *{remainder of section to read the same}*.

**Section 306.5;** *change to read as follows:*

**[M] 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, 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 appliances' level service space. Such access shall . . . *{bulk of section to read the same}*. . . on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). ... *{bulk of section to read the same}*.

**Section 306.5.1;** *change to read as follows:*

**[M] 306.5.1** Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater on roofs having slopes greater than 4 units vertical in 12 units horizontal 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. The 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;** *add Section 306.7 with exception and subsection 306.7.1 to read as follows:*

**306.7 Water heaters above ground or floor.** When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (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:** Any water heater of ten (10) gallons or less capacity (or larger with approval) capable of being accessed through a lay-in ceiling or any water heater installed not more than ten (10) feet (3048 mm) above the ground or floor level that may be reached with a portable ladder are excluded from the requirement of this section.

**306.7.1. Illumination and convenience outlet.** Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

**Section 401.5;** *add a second paragraph to read as follows:*

Both ends of each section of medium pressure corrugated stainless steel tubing (CSST) 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 402.3;** *add an exception to read as follows:*

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

**Section 404.12;** *change to read as follows:*

**404.12 Minimum burial depth.** Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade, except as provided for in Section 404.10.1.

**Section 404.12.1;** *change to read as follows:*

**404.12.1 Individual outside appliances.** Individual lines to outside lights, grills or other appliances shall be installed a minimum of 12 inches (203 mm) top of pipe below finished grade, provided that such installation is approved and is installed in locations not susceptible to physical damage.

**Section 406.1;** *change to read as follows:*

**406.1 General.** Prior to acceptance and initial operation, all piping 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 406.1.1 through 406.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the piping 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 piping installation will withstand the test pressure prescribed in the following tests.

**Section 406.4;** *change to read as follows:*

**406.4 Test pressure measurement.** Test pressure shall be measured with a monometer 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. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure.

**Section 406.4.1;** *change to read as follows:*

**406.4.1 Test pressure.** The test pressure to be used shall be no less than 1 1/2 times the proposed maximum working pressure, but no less than 3 psig (20 kPa gauge), or at the discretion of the Code 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, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 1/2"), 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 1/2"), 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 406.4.2;** *change to read as follows:*

**406.4.2 Test duration.** Test duration shall be held for a length of time satisfactory to the Code 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 Code Official, but in no case for less than thirty (30) minutes. (Delete remainder of section.)

**Section 408.2 Drips.** *Delete Section.*

**Section 408.4 Sediment trap.** *Delete Section.*

**Section 409.1;** *add Section 409.1.4 to read as follows:*

**409.1.4 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 410.1;** *add a second paragraph and exception to read as follows:*

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

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 614.6;** *add a sentence to read as follows:*

The size of duct shall not be reduced along its developed length nor at the point of termination.

**Section 621.2;** *add exception as follows:*

**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 heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.

**Section 624.1.1;** *change to read as follows:*

**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 the International Plumbing Code.

**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