

ORDINANCE NO. 7351

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF AMARILLO, TEXAS: AMENDING THE MUNICIPAL CODE OF THE CITY OF AMARILLO, CHAPTER 4-3, ARTICLE III, SECTION 4-3-31 TO ADOPT THE 2012 EDITION OF THE *INTERNATIONAL RESIDENTIAL CODE*, REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, LOCATION, REMOVAL AND DEMOLITION OF DETACHED ONE AND TWO FAMILY DWELLINGS AND MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS IN; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR CONTINUATION OF PRIOR LAW; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, upon the recommendation of the Construction Advisory and Appeals Board, the City Commission now finds it is in the best interests of public health, safety, and welfare to adopt the 2012 edition of the *International Residential Code*;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF AMARILLO, TEXAS:

SECTION 1. That Chapter 4-3, Article III, Section 4-3-31 be and hereby is repealed in its entirety.

SECTION 2. That Chapter 4-3, Article III, Section 4-3-31 be and hereby is re-adopted, as amended, to now read as follows:

Sec. 4-3-31. Applicability; adoption of residential code; amendments.

(a) This section is applicable to all structures within the City described herein as one-and two-family dwellings and townhouses not more than three (3) stories in height.

(b) There is hereby adopted the *International Residential Code*, 2012 edition (as published by the International Code Council), excluding Part VIII Electrical (Chapters 34-43), and including Appendices J, copies of which shall be maintained by the Building Official, with the following amendments:

R101.1 Title. Insert "City of Amarillo."

R104.12 Contractor Registration. The Building Official shall receive applications from and register contractors according to the rules adopted by the City in Chapter 4-1 of the Amarillo Municipal Code.

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter,

repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Building permits issued to either registered contractors, or Homeowners. Building permits for construction of, alterations of, or additions to buildings and structures shall only be issued to either:

1. A residential building contractor registered in accordance with Chapter 4-1 of the Amarillo Municipal Code, or
2. A Homeowner, for work to be done on his property, when the Homeowner is acting as his own building contractor.

R105.2 Work exempt from permit. *Permits* shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 8 feet (2438mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.4.

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule of fees in Chapter 4-1 of the Amarillo Municipal Code.

108.3 Building permit valuations. Building permit valuation shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor. Final building permit valuation shall be set by the *Building Official* in accordance with the most current Building Valuation Data as

published by the International Code Council or approved statements sufficient to clearly document all construction costs.

R108.5 Refunds. Fee refunds shall be made in accordance with Chapter 4-1 of the Municipal Code.

R112 Board of Appeals. Construction Advisory and Appeals Board. See, Chapter 2-6, of the Amarillo Municipal Code.

R302.1 Exterior walls:

6. Zero lot line structures platted in accordance with the City of Amarillo Zoning Ordinance. The following specific provisions shall apply:
- 6. 1 Exterior wall finish shall be brick veneer, masonry units or other approved materials.
 - 6. 2 Soffit material shall be of approved material.
 - 6. 3 Roof ventilation openings not permitted underside of soffit.
 - 6. 4 Plumbing cleanout allowed when required.
 - 6. 5 Allowance of one opening constructed of masonry unit glass, maximum 9 square feet.

Table R301.2.(1) amended as follows:
TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed	Topographi c effects		Weathering	Frost line depth	Termite					
20 _{psf}	90 _{mph}	NO	B	Moderate	18"	Moderate to heavy	20°	NO	AMC 4-8	311	57.2°

R310.1 Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2) or designed as an interior storm shelter less than 400 square feet (37.16m²).

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. Approved alarms shall be installed in accordance with manufacturer's installation instructions or located on the wall at a height 42 to 90 inches above floor, avoiding locations near heating/cooling vents or areas which provide turbulent airflow, and minimum 36 inches away from openings to areas of high humidity. Avoid installing CO alarms in kitchens or above fuel-burning appliances.

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1) shall be designed and constructed in accordance with the provisions contained in this section. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24. The City Engineer is designated as the Floodplain Manager. The Floodplain Manager is responsible for determining base flood elevation and associated permitting requirements. Any references within Section 322 Flood-Resistant Construction to the Building Official will have

similar meaning as to the Floodplain Manager.

R322.2 Flood hazard areas (including A Zones). All areas that have been determined to be prone to flooding but not subject to high-velocity wave action shall be designated as flood hazard areas. Flood hazard areas that have been delineated as subject to wave heights between 1 1/2 feet (457 mm) and 3 feet (914 mm) shall be designated as Coastal A Zones. All building and structures constructed in whole or in part in flood hazard areas shall be designed and constructed in accordance with Sections R322.2.1 through R322.2.3.

Elevation certificate required, certificate shall be sealed by a State of Texas licensed Engineer.

R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403. Concrete foundations will be designed by registered design professional licensed in the State of Texas or constructed in compliance with the 2012 Panhandle Residential Foundation Manual.

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1 or constructed in accordance with the 2012 Panhandle Residential Foundation Manual.

Table R905.8.5 amended as follows:

TABLE R905.8.5 WOOD SHAKE MATERIAL REQUIREMENTS

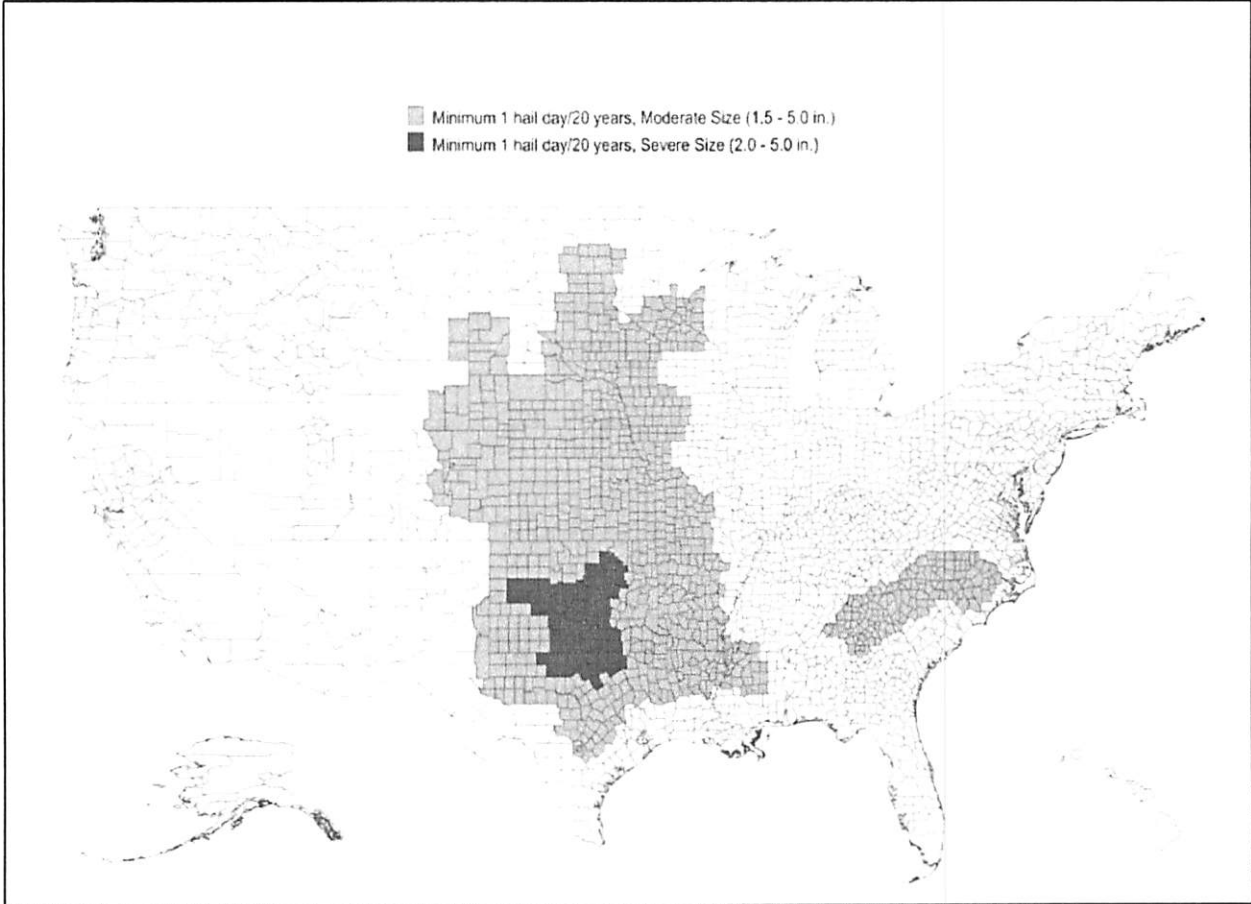
<u>MATERIAL</u>	<u>MINIMUM GRADES</u>	<u>APPLICABLE GRADING RULES</u>
<u>Wood shakes of naturally durable wood</u>	<u>1</u>	<u>Cedar Shake and Shingle Bureau</u>
<u>Taper sawn shakes and shingles of naturally durable</u>	<u>1</u>	<u>Cedar Shake and Shingle Bureau</u>

<u>wood</u>		
<u>Preservative-treated shakes and shingles of naturally durable wood</u>	<u>1</u>	<u>Cedar Shake and Shingle Bureau</u>
<u>Fire-retardant-treated shakes of naturally durable wood</u>	<u>1</u>	<u>Cedar Shake and Shingle Bureau</u>
<u>Preservative-treated taper sawn shakes of Southern pine treated in accordance with AWP A Standard U1 (Commodity Specification A, Use Category 3B and section 5.6)</u>	<u>1 or 2</u>	<u>Forest Products Laboratory of the Texas Forest Services</u>

R907.3 Re-covering versus replacement. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.
4. For asphalt shingles, when the building is located in an area subject to moderate or severe hail exposure according to Figure R907.5.

FIGURE 907.5 HAIL EXPOSURE MAP



January 1, 2015 Table N1102.1.4 and Table N1102.1.5 will be in effect as printed in 2012 IRC.

TABLE N1102.1.1 (R402.1.1)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, c}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.35	0.60	N/R	38	13	5/10	19	10/13	10, 2 ft	10/13
5 and	0.32	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19

Marine 4										
6	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^b	15/20	30 ^a	15/19	10.4 ft	15/19
7 and 8	0.32	0.55	NR	49	20 + 5 or 13 + 10 ^b	19/21	38 ^a	15/19	10.4 ft	15/19

Footnotes shall remain unchanged.

TABLE N1102.1.3
EQUIVALENT U-FACTORS^a

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Frame Wall U-Factor	Mass Wall U-Factor ^b	Floor U-Factor	Basement Wall U-Factor	Crawl Space Wall U-Factor
1	0.50	0.75	0.035	0.082	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.082	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.057	0.098	0.047	0.091 ^c	0.136
4 except Marine	0.35	0.60	0.030	0.082	0.141	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.057	0.082	0.033	0.059	0.055
6	0.32	0.55	0.026	0.048	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.048	0.057	0.028	0.050	0.055

Footnotes shall remain unchanged.

N1103.2.2 (R403.2.2) Sealing (Mandatory). Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1 of this code.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.

Duct tightness shall be verified by either of the following:

1. Postconstruction test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer’s air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
2. Rough-in test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 ft² (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer’s air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area.

Exception: The total leakage test is not required for ducts and air handlers located

entirely within the building thermal envelope.

Duct testing to be done by a company/person who is certified by a recognized accreditation organization and their equipment be recertified on an annual basis. Contractors who choose not to attain the required certification or use the proper testing tools will be required to engage the services of a certified tester.

M1402.4 Total Electric Heating Primary central heating and cooling forced air systems utilizing only electric heat shall utilize heat pumps.

M1411.6 Locking Access Port Caps. Section is deleted.

P3002.1 Piping within buildings. Drain, waste and vent (DWV) piping in buildings shall be as shown in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought-iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping.

TABLE P3002.1(1) ABOVE-GROUND DRAINAGE AND VENT PIPE

PIPE	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, or composite wall	ASTM D 2661; ASTM F 628; ASTM F 1488; CSA B181.1
Brass pipe	ASTM B 43
Cast-iron pipe	ASTM A 74; CISPI 301; ASTM A 888
Copper or copper-alloy pipe	ASTM B 42; ASTM B 302
Copper or copper-alloy tubing (Type K, L, M or DWV)	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 306
Galvanized steel pipe	ASTM A 53
Polyolefin pipe	CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, or composite wall	ASTM D 2665; ASTM F 891; CSA B181.2; ASTM F 1488
Polyvinyl chloride (PVC) plastic pipe with a 3.25 inch O.D. and a solid, or composite wall	ASTM D 2949; ASTM F 1488
Stainless steel drainage systems, Types 304 and 316L	ASME A 112.3.1

TABLE P3002.1(2) UNDERGROUND BUILDING DRAINAGE AND VENT PIPE

PIPE	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, or composite wall	ASTM D 2661; ASTM F 628; ASTM F 1488; CSA B181.1
Asbestos-cement pipe	ASTM C 428
Cast-iron pipe	ASTM A 74; CISPI 301; ASTM A 888
Copper or copper alloy tubing (Type K, L, M or DWV)	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 306
Polyolefin pipe	ASTM F 1412; CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, or composite wall	ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B181.2
Polyvinyl chloride (PVC) plastic pipe with a 3.25 inch O.D. and a solid, or composite wall	ASTM D 2949; ASTM F 1488
Stainless steel drainage systems, Type 316L	ASME A 112.3.1

P3002.2 Building sewer. Building sewer piping shall be as shown in Table P3002.2. Forced main sewer piping shall conform to one of the standards for ABS plastic pipe, copper or copper-

alloy tubing, PVC plastic pipe or pressure-rated pipe listed in Table P3002.2.

TABLE P3002.2 BUILDING SEWER PIPE

MATERIAL	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, or composite wall	ASTM D 2661; ASTM F 628; ASTM F 1488
Asbestos-cement pipe	ASTM C 428
Cast-iron pipe	ASTM A 74; ASTM A 888; CISPI 301
Acrylonitrile butadiene styrene (ABS) plastic pipe in sewer and drain diameters, including SDR 42 (PS 20), PS35, SDR 35 (PS 45), PS50, PS100, PS140, SDR 23.5 (PS 150) and PS200; with a solid, or composite wall	ASTM F 1488; ASTM D 2751
Polyvinyl chloride (PVC) plastic pipe in sewer and drain diameters, including PS 25, SDR 41 (PS 28), PS 35, SDR 35 (PS 46), PS 50, PS 100, SDR 26 (PS 115), PS140 and PS 200; with a solid, or composite wall	ASTM F 891; ASTM F 1488; ASTM D 3034; CSA B182.2; CSA B182.4
Concrete pipe	ASTM C 14; ASTM C 76; CSA A257.1M; CSA A257.2M
Copper or copper-alloy tubing (Type K or L)	ASTM B 75; ASTM B 88; ASTM B 251
Polyethylene (PE) plastic pipe (SDR-PR)	ASTM F 714
Polyolefin pipe	ASTM F 1412; CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with solid, or composite wall	ASTM D 2665; ASTM D 2949; ASTM D 3034; ASTM F 1412; CSA B182.2; CSA B182.4
Polyvinyl chloride (PVC) plastic pipe with a 3.25 inch O.D. and a solid, or composite wall	ASTM D 2949, ASTM F 1488
Stainless steel drainage systems, Types 304 and 316L	ASME A 112.3.1
Vitrified clay pipe	ASTM C 425; ASTM C 700

P3114.3 Where permitted. Where approved by the code official, individual vents, branch vents, circuit vents and stack vents shall be permitted to terminate with a connection to an *air admittance valve*. Individual and branch type air admittance valves shall vent only fixtures that are on the same floor level and connect to a horizontal branch drain.

Part VIII – ELECTRICAL Delete in its entirety, S.B. 365 Sec.214.213 (adoption 2011 NEC w/amendments)

SECTION 3. Severability. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Commission of the City of Amarillo, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 4. Repealer. All ordinances, parts of ordinances resolutions and parts of resolutions in conflict with this ordinance are hereby repealed to the extent of conflict with this ordinance.

SECTION 5. Continuation. That nothing in this ordinance or any code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this ordinance.

SECTION 6. Penalty. It is an offense to violate any part of this ordinance, punishable upon conviction in accordance with Section 1-1-5 of the Amarillo Municipal Code of Ordinances.

SECTION 7. Publishing and Effective Date. This ordinance shall be published according to law and be effective on October 1, 2012.

INTRODUCED AND PASSED by the City Commission of the City of Amarillo, Texas, on First Reading this the 28 day of August, 2012; and PASSED on Second and Final Reading the 4 day of September, 2012.



Paul Harpole, Mayor

ATTEST:



Donna DeRight, City Secretary