

**CITY OF THE COLONY, TEXAS  
ORDINANCE NO. 2024-2551  
2021 INTERNATIONAL RESIDENTIAL CODE  
WITH LOCAL AMENDMENTS**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THE COLONY, TEXAS, AMENDING CHAPTER 6, ARTICLE I OF THE CODE OF ORDINANCES OF THE CITY OF THE COLONY, TEXAS, BY REPEALING IN ITS ENTIRETY SECTION 6-1, ENTITLED "INTERNATIONAL RESIDENTIAL CODE ADOPTED" AND REPLACING IT WITH A NEW SECTION 6-1, ENTITLED "INTERNATIONAL RESIDENTIAL CODE ADOPTED" BY ADOPTING THE 2021 EDITION OF THE *INTERNATIONAL RESIDENTIAL CODE*, AND LOCAL AMENDMENTS TO THE *INTERNATIONAL RESIDENTIAL CODE*; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of The Colony, Texas, is of the opinion that the 2021 Edition of the *International Residential Code*, along with local amendments hereto, should be adopted as the Residential Building Code for the City of The Colony.

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

**SECTION 1.** That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2.** That the Code of Ordinances of the City of The Colony, Texas, be, and the same is, hereby amended by amending Chapter 6, Article I, by repealing in its entirety Section 6-1, and replacing it with a new Section 6-1, entitled "International Residential Code Adopted" which shall read as follows:

**“Sec. 6-1. International Residential Code Adopted.**

- (a) *Adoption.* The *International Residential Code* with Appendices A through Q, excluding Appendix L, 2021 edition, is hereby adopted and designated as the Residential Code for the City of The Colony, Texas. A copy of the 2021 Edition of the *International Residential Code* is on file in the office of the City Secretary.
- (b) *Local Amendments.* The following provisions are local amendments to the 2021 *International Residential Code*. Each provision is a substitute for the identically numbered provision contained in the 2021 Edition of the *International Residential Code* or is a provision added to the 2021 Edition of the *International Residential Code*, and is attached hereto as *Exhibit A.*”

**SECTION 3.** If any section, article paragraph, sentence, clause, phrase or word in this Ordinance, or application thereto any persons or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That all provisions of the Ordinances of the City of The Colony, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby amended, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of The Colony, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Every day a violation occurs shall constitute a separate offense.

**SECTION 6.** This Ordinance shall become effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF THE COLONY, TEXAS, THIS 19<sup>th</sup> day of MARCH, 2024.**

\_\_\_\_\_  
/s/Richard Boyer, Mayor

**ATTEST:**

\_\_\_\_\_  
/s/Tina Stewart, TRMC, CMC City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
/s/Jeff Moore, City Attorney

***Exhibit A***

[International Residential Code Local Amendments]

The energy provisions in IRC Chapter 11 is deleted in its entirety.

**Reference the 2021 IECC for energy code provisions and recommend amendments.**

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

**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 R 102.4.2.

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 to NFPA 70 or the Electrical code shall mean the Electrical Code as adopted.

**Section R103 and R103.1 amend to insert the Department Name**

**The Department of Building Inspections**

**R103.1 Creation of enforcement agency.** The Building Inspections Department is hereby created and the official in charge thereof shall be known as the building official.

**Section R104.10.1 Flood Hazard Areas: delete this section.**

**Section R105.3.1 and R106.1.4: delete these sections.**

**Section R110 (R110.1 through R110.5); delete the section.**

**Section R202; change definition of "Townhouse" to read as follows:**

**TOWNHOUSE.** A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.

**Section R202; amended to include the following definition:**

**Repair of leaks.** For the purposes of this code, the *repair of leaks* refers to the correction of leaking joints which can be repaired through the tightening of existing fittings only.

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

|                |             |         |                           |                |                   |               |                     |                |
|----------------|-------------|---------|---------------------------|----------------|-------------------|---------------|---------------------|----------------|
| GROUND<br>SNOW | WIND DESIGN | SEISMIC | SUBJECT TO<br>DAMAGE FROM | WI<br>NT<br>ER | ICE<br>BA<br>DDLE | FL<br>OO<br>D | AIR<br>FR<br>EEZING | ME<br>AN<br>AN |
|----------------|-------------|---------|---------------------------|----------------|-------------------|---------------|---------------------|----------------|

| LOAD    | SPEED <sup>d</sup><br>(MPH)                    | Topographic<br>Effects <sup>k</sup> | Special Wind<br>Region <sup>L</sup> | Windborne<br>Debris Zone <sup>m</sup> | DESIGN<br>CATEGORY <sup>f</sup> | Weathering <sup>a</sup> | Frost<br>Line<br>Depth <sup>b</sup> | Termite <sup>c</sup> |                   |    |               |     |                        |
|---------|--|-------------------------------------|-------------------------------------|---------------------------------------|---------------------------------|-------------------------|-------------------------------------|----------------------|-------------------|----|---------------|-----|------------------------|
| 5 lb/ft | 115<br>(3 sec-<br>gust)/ 76<br>fastest<br>mile | No                                  | No                                  | No                                    | A                               | Moderate                | 6"                                  | Very<br>Heavy        | 22 <sup>o</sup> F | No | Local<br>Code | 150 | 64.9 <sup>o</sup><br>F |

**Delete remainder of table Manual J Design Criteria and Footnote N**

**Section 302.1; add exception #6 to read as follows:**

**Exceptions** [previous exceptions unchanged]. 6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

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

**Exceptions:** 3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

**Section R302.2.6; delete Exception #6:**

**Exceptions** [previous exceptions unchanged]

**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 purpose shall not be permitted. Other opening between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute rated fire doors.

**Section 303.3, Exception; amend to read as follows:**

**Exception:** [existing text unchanged] Spaces containing only a water closet or water closet and lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

**R307.3 Blocking.** Required at one toilet at grade level. Blocking per Section R307.4 shall be installed at rear wall and one wall adjacent to toilet at the lowest living level where a toilet is provided.

**3R307.4 Blocking.** Required at one toilet at grade level. Blocking per Sec. R 307.4 and Figure 307.4, shall be installed at rear wall and one wall adjacent to toilet at the lowest living level where a toilet is provided.

**R307.4 Blocking.** Blocking may be 1/2" plywood or equivalent or 2x solid wood blocking flush with wall.

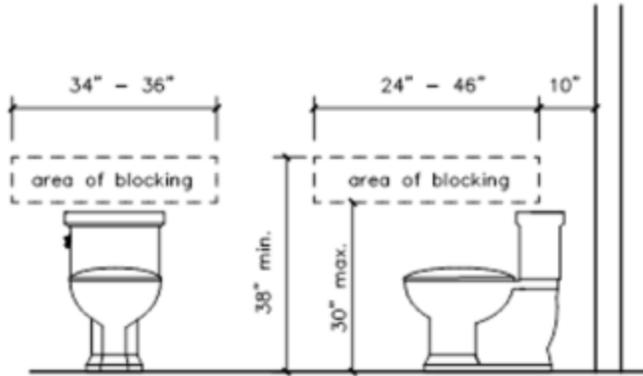


Figure 307.4

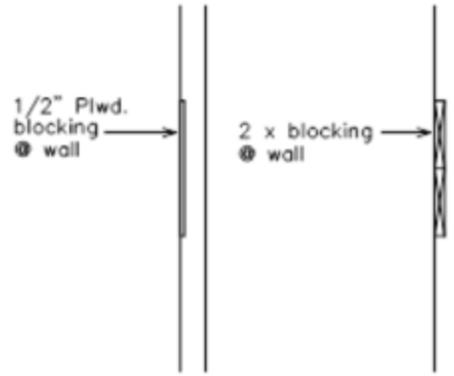


Figure 307.4

**Section R313.2 One and Two Family Dwellings; Delete this section and subsection in their entirety.**

**Section R315.2.2 Alterations, repairs and additions, amend to read as follows:**

**Exception**

1. [Existing text remains]
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

**Section R322 Flood Resistant Construction; delete section.**

**Section 327.1.1 Adjacency to Structural Foundation; add to read as follows:**

**Secton 327.1.1 Adjacency to Structural Foundation.** Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

**Exception:** A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

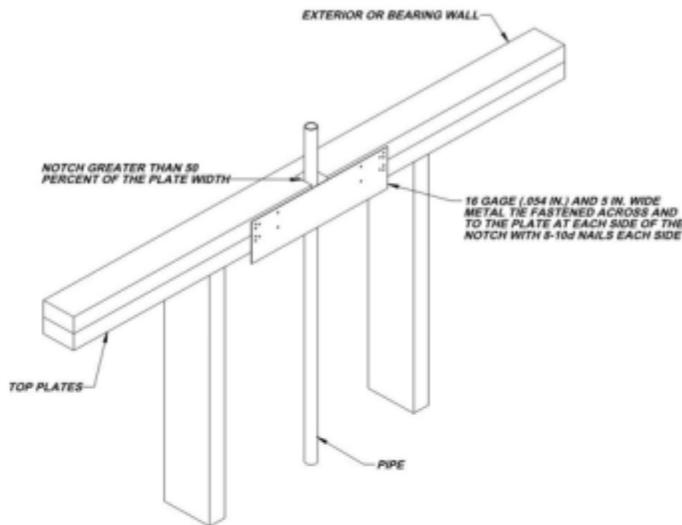
**Section R401.2; amending by adding a new paragraph following the existing paragraph to read as follows.**

**Section R401.2. Requirements** [existing text unchanged]. Every foundation and/or footing or any size addition to an existing post-tension foundation, regulated by the code shall be designed and sealed by a Texas-registered engineer.

**Section R602.6.1; 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 0.54 inch thick (1.37 mm) and 5 inches wide (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 1/12 inches (38) 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 figure and insert the following figure:**



(Amendment forward to

additional assurance of maintaining the integrity of the framing by spreading the nailing pattern.)

to 2015 IRC carried

2018 IRC also provides

**\*\*Add section R703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:**

**R703.8.4.1.2 Veneer Ties for Wall Studs.** In stud framed exterior walls, all ties may 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 R902.1; amend and add exception #5 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, C roofing shall be installed [remainder unchanged]

**Exceptions:**

1. [text unchanged]
2. [text unchanged]
3. [text unchanged]
4. [text unchanged]
5. 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 120 square feet.

**Section R908 Structural and construction loads: add text read as follows:**

Where heavier decking than the original is specified or desired for reroofing, a sealed analysis from a Texas-registered professional engineer must accompany the application to ensure the structure is capable of supporting such.

**Chapter 11 – Energy Efficiency is deleted in its entirety; Reference the 2021 IECC for energy code provisions and recommended amendments.**

**Section M1305.1.2; change to read as follows:**

**M1305.1.2 Appliance in attics.** Attics containing appliances shall be provided . . . [bulk of paragraph unchanged]... side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. 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.

Exceptions: [remaining text unchanged]

**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 a sanitary trap, by means of a direct or indirect drain.

Exceptions: [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 may be installed only with prior approval of the Building Official.

**Section M1411.3.1.1; add text to read as follows:**

**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

**M1503.6 Makeup Air Required; amend to read as follows:**

**M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s) shall be mechanically or passively provided with makeup air at a rate approximate to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of 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 m<sup>3</sup>/s) without providing makeup air. Exhaust hood systems capable of exhausting 600 cubic feet per minute (0.28m<sup>3</sup>/s) shall be provided with a makeup air at a rate approximately to the distance between the exhaust air rate and 600 cubic feet per minute.

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

**M2005 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 when through a solid door, weather stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with and approved self-closing device. Installation of direct-vent heaters within an enclosure is not required.

**Section G2408.3 (305.5) Private Garages;; delete this section in its entirety.**

**Section G2415.2 (404.2) CSST; 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 working shall be stamped onto the tag:

“WARNING: ½ top 5 psi gas pressure – Do Not Remove”

**Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:**

**G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed I minimum of 18 below grade. **Section 2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety.**

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

**G2417.1 (406.1) General.** Prior to acceptance and initial operation, all piping installations shall be inspected 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. This permit holder shall give reasonable advance notice to the Building 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 work will withstand the test pressure 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 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.

**Section G2417.4.1; change to read as follows**

**G2417.4 (406.4) Test pressure.** The test pressure to be used shall be 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 level of at least six (6) inches of mercury, measured with a manometer or slope gauge. For test requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum 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 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), the test pressure shall be not less than one and one-half times the proposed maximum working pressure. Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

**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 15 minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches of 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 to read as follows:**

**G2420.1. 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 systems'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 (409.5.10) Located within the same room.** The shut off valve ... [bulk of paragraph unchanged] . . . in accordance with the appliance manufacturers instructions. A secondary shut off valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

**Section G2421.1 (409.1); add text 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 through the attic opening.

**Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; delete Exception 1 and Exception 4.**

**Section G2445.2 (411.1.3.3); add Exception to read as follows:**

**G244.5 (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 106.7 of the Fuel Gas Code.

**Section 2448.1.1 (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; add to read as follows:**

**P2603.5.1 Protection against corrosion.** Metallic piping, except for cast iron, ductile iron and galvanized steel shall not be placed in direct contact with steel framing members, concrete of cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

**Section 2603.5.1 Sewer Depth; change to read as follows:**

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic connection. Building sewers shall be a minimum of 12 inches below grade.

**Section P2604; add to read as follows:**

**P2604.2.1 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to a minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

**Section P2801; change to read as follows:**

**P2801.6 Required pan.**

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.02365 inch (0.6010) in thickness.
2. Plastic not less than 0.036 inch (0.9) in thickness.

Other approved materials.

**Section P2801.6.1; change to read as follows:**

**Section P2801.6.1 Pan size and drain.** The pan shall be not less than 1 ½ inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than ¾ inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufacturer's installation instructions and installed with those instructions [existing text unchanged].

**Section P2804.6.1; change to read as follows:**

**Section P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment. **Exception:** Multiple relief devices may be installed to a single T&P discharge piping system when approved by the administrative authority and permitted by the manufacturer's installation instructions and installed with those instructions. [remainder unchanged].

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

**Section P2902.5.3 Lawn irrigation systems.** The potable water supply systems shall be protected against backflow by an automatic-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 automatic vacuum breaker. Where chemicals are introduced in the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

**Section P3003.9; change to read as follows:**

**P3003.9 Solvent cementing.** Joint surfaces shall be clean free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA 181.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

**Section P3111 Combination waste and vent systems; delete this section in its entirety.**

**Section P3112.2 Vent Connection; 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 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 drain-board shall be a one piece fitting or an assembly of a forty-five (45) degree (0.79) 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.

**Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2018 IECC for energy code provisions and recommended amendments.**

*Section M1305.1.2; change to read as follows:*

**M1305.1.2 Appliances in attics.** *Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. 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.

**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...*{remaining text unchanged}*

**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.

**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 when 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.

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

Both ends of each section of medium or high 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  
½ to 5 psi gas pressure  
Do Not Remove"

**Section G2415.12 (404.12) and G2415.12.1 (404.12.1); change to read as follows:**

**G2415.12 (404.12) Minimum burial depth.** Underground *piping systems* shall be installed a minimum depth of 18 inches (457 mm) below grade.  
**G2415.12.1 (404.12.1) Individual Outdoor Appliances; Deleted in its entirety**

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

**G2417.1 (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*.

**Section G2417.4; change to read as follows:**

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a monometer or with a diaphragm gauge. The source of pressure shall be isolated before the pressure tests are made. Diaphragm gauges shall have a range such that the highest end of the scale is no greater than five times the test pressure.

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

**G2420.5.1 (409.5.1) Located within same room.** The shutoff valve shall be located in the same room as the *appliance*. The shutoff valve shall be within 6 feet (1829 mm) of the *appliance*, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff *valves* shall be provided with *access*. Where *appliance shutoff valves* are located in the firebox of a *fireplace*, the valve shall be installed in accordance with the *appliance* manufacturer's instructions and a secondary shutoff valve shall be installed within 6 feet (1829 mm) of the appliance.

*Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; delete Exception 1.*

*Section P2603.5.1 Sewer Depth; change to read as follows:*

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

*Section P2801; change to read as follows:*

**P2801.6 Required pan.**

Where a storage tank-type water heater or a water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Other *approved* materials.

**Section P2801.6.1; change to read as follows:**

**Section P2801.6.1 Pan size and drain.** The pan shall be not less than 1½ inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than ¾ inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5. Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufacturer's installation instructions and installed with those instructions.

*Section P2804.6.1; change to read as follows:*

**Section P2804.6.1 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when *approved* by the administrative authority and permitted by the manufacture's installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and *approved* for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place

**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.

**Section P3005.4.1; change to read as follows:**

**P3005.4.1 Branch and stack sizing.** Branches and stacks shall be sized in accordance with Table P3005.4.1. Below grade drain pipes or drain pipes from vent tee shall be not less than 2 inches (50.8 mm) in diameter. Drain stacks shall be not smaller than the largest horizontal branch connected.

**Exceptions:**

1. A 4-inch by 3-inch (102 mm by 76 mm) closet bend or flange.
2. A 4-inch (102 mm) closet bend connected to a 3- inch (76 mm) stack tee shall not be prohibited.

