

ORDINANCE NO. 2050

AN ORDINANCE OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS AMENDING APPENDIX C, TECHNICAL CODES SCHEDULE, OF THE WEST UNIVERSITY PLACE CODE OF ORDINANCES BY ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE; ADOPTING THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE; AND PROVIDING FOR THE ADOPTION OF LOCAL AMENDMENTS THERETO.

WHEREAS, the building official of the City of West University Place, Texas, has proposed to amend the Technical Codes Schedule by adopting updated editions of the standard codes that are incorporated into the Code of Ordinances, local amendments to the standard codes and related amendments to Code of Ordinance provisions; and

WHEREAS, such updates and amendments were referred to the Building & Standards Commission, which has recommended them for consideration and adoption by the City Council; and

WHEREAS, the City Council of the City of West University Place, Texas now finds that it is necessary and proper to update and amend the Technical Codes Schedule, the local amendments thereto, and related Code of Ordinance provisions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST UNIVERSITY PLACE, TEXAS THAT:

Section 1. The Code of Ordinances of the City of West University Place, Texas is amended as indicated in the chart below and to read as set out in the Exhibit A, attached hereto and made a part of this ordinance, as follows:

Code Chapter	Section	Amendment
Appendix C. Technical Codes Schedule		Adopt the updated editions of the standard codes that are incorporated into the Code of Ordinances
	Section C-109	Revise no. 4 to adopt a provision regarding PVC joint surfaces
	Section C-109	Revise no. 4 to adopt a provision regarding the installation of water heaters in certain locations

Section 2. All other portions of the Code of Ordinances not specifically amended hereby remain in full force and effect.

Section 3. All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

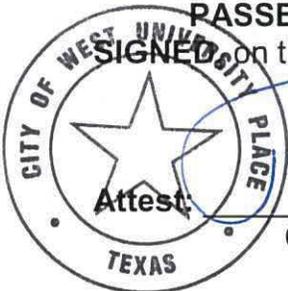
Section 4. If any word, phrase, clause, sentence, paragraph, section or other part of this Ordinance or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, neither the remainder of this Ordinance, nor the application of such word, phrase, clause, sentence, paragraph, section or other part of this Ordinance to any other persons or circumstances, shall be affected thereby.

Section 5. The City Council officially finds, determines and declares that a sufficient written notice of the date, hour, place and subject of each meeting at which this Ordinance was discussed, considered or acted upon was given in the manner required by the Texas Open Meetings Act, as amended, and that each such meeting has been open to the public as required by law at all times during such discussion, consideration and action. The City Council ratifies, approves and confirms such notices and the contents and posting thereof.

Section 6. This Ordinance takes effect immediately upon its passage and adoption on second reading.

PASSED, APPROVED AND ADOPTED ON FIRST READING on the 14th day of May, 2018.

PASSED, APPROVED AND ADOPTED ON SECOND READING, AND SIGNED on the 21st day of May, 2018.



Attest:

Helma C. Gilliam
City Secretary (Seal)

Signed:

Josuan V. Gonzalez
Mayor

Recommended:

[Signature]
City Manager

Approved as to legal form:

[Signature]
City Attorney

Exhibit A

(Amended Appendix C- Technical Codes Schedule, Code of Ordinances)

APPENDIX C

TECHNICAL CODES SCHEDULE

International Building Code (IBC), 2018 Ed., International Code Council, Inc.

International Energy Conservation Code (IECC), 2018 Ed., International Code Council, Inc.

International Fire Code (IFC), 2018 Ed., International Code Council, Inc.

International Fuel Gas Code (IFGC), 2018 Ed., International Code Council, Inc.

International Mechanical Code (IMC), 2018 Ed., International Code Council, Inc.

International Plumbing Code (IPC), 2018 Ed., International Code Council, Inc.

International Residential Code (IRC), 2018 Ed., International Code Council, Inc.

National Electrical Code (NEC), 2017 Ed., National Fire Protection Association, ("NEC")

International Property Maintenance Code (IPMC), 2018 Ed., International Code Council, Inc.

International Swimming Pool and Spa Code (ISPSC), 2018 Ed., International Code Council, Inc.

Sec. C-109. - International Plumbing Code.

1. The administrative officer is the building official. Chapter 18 of this Code shall apply to enforcement and administration of this code in the same manner as it applies to the building code. The BSC shall have the same jurisdiction and authority with respect to the code as it has with respect to the building code.
2. Delete: All appendices to and sections P103, P106 and P109 of the International Plumbing Code.
3. Even if otherwise permitted by the IPC;
 - a. Acrylonitrile-Butadiene-Styrene (ABS) pipe and fittings, Type M copper, lead- based pipe, aluminum DWV pipe and components are not approved materials for use. Air admittance valves are only approved for use in an unenclosed structure, i. e. outdoor kitchen.
 - b. Polybutylene, Polyethylene (PB, PE, PEX-AL-PEX, PE-AL-PE) are forbidden to be used for water service or distribution piping in concealed spaces (including attics).
 - c. The jointing procedure approved for PEX-a shall be a procedure utilizing ASTM F 1960 Fittings and PEX Rings, only.
 - d. Should a PEX-a or CPVC manifold system be installed it shall not be located on a wall shared with a garage.
4. Even if otherwise permitted by the IPC:
 - a. PVC type water pipe and fittings are not allowed for use in the City. Exceptions: (A) Schedule 40 meeting ASTM D1785 (or better) PVC water pipe may be used where permitted by the IPC, but only if: (i) it is installed underground (but see next paragraph requiring copper lines in some locations) or as pool piping, (ii) all joints are primed and glued as required by the manufacturer's recommendations (and the primer must be purple or another distinctive color, except on above-ground pool piping), and (iii) it is identified by proper markings. (B) This section does not apply to irrigation systems.
 - b. PVC joint surfaces shall be clean and free from moisture. A primer that conforms to ASTM F656 shall be applied before solvent cementing.
 - b~~c~~. All water lines under a slab on grade must be copper Type L, K or PEX-a. Each water line under, in or through a slab on grade must be sleeved with a continuous piece of tubing at least 0.025 inches thick terminating at least six inches above the finished floor.
 - e~~d~~. Irrigation systems must meet these criteria: (i) Schedule 40 PVC material meeting ASTM D1785 (or better) must be used for pressure lines. (ii) Class 160 PVC material (or better) must be used for field lines. (iii) All lines shall be buried at least six inches below grade. Note: The City is not responsible for irrigation system components located in street areas or easements (and special permits may be required to install such components in those locations; see, e.g., Chapter 70 of this Code).
 - e~~e~~. Underground water service piping must be buried at least 12 inches below grade.
 - f. Water heaters installed in a location where water leakage from the tank will cause damage shall be placed in an approved pan with a drain to the exterior in accordance with the IPC.
 - e~~g~~. PVC drain, waste or vent pipe and fittings must be Schedule 40 meeting ASTM D2665 (or better) and identified by proper markings. Exception; Area drain piping may be SDR 35 PVC.
5. Amend Section 916.3 to read as follows: "The vent located below the flood level rim of the fixture being vented shall be installed below the floor using drainage pattern fittings with a fall of not less than one-quarter inch (1/4") per foot to the drain. The vent shall be sized in accordance with Section 906.2 with 2 "diameter pipe being the minimum. The lowest point of the island fixture vent shall connect full size to the drainage system. The vent or branch vent shall extend as high as practicable, but not below the drain board. There shall be a vent loop at the top of the fixture riser. The fittings shall prevent a horizontal segment at the top of the loop. Cleanouts shall be provided in the island

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fixture drain and vent to permit rodding of all piping located below the flood level rim of the fixtures. Rodding in both directions shall be permitted through a cleanout."

6. Amend Section 1101.2 to read in its entirety as follows: "The provisions of this chapter are applicable to interior leaders, building storm drains, building storm sewers, exterior conductors, downspouts, roof gutters and other storm drainage fixtures and facilities."

7. Maximum water meter size, unless an RPE (Registered Professional Engineer) can clearly and convincingly demonstrate the need for a larger meter in a particular case, is: $\frac{3}{4}$ -inch for an irrigation system, or 1-inch for a single-family dwelling.

(Addition shown by underline; deletion shown by strike-out)