

ORDINANCE NO. 2015-9749

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF IRVING, TEXAS, BY REPEALING SECTION 8-8 ENTITLED “INTERNATIONAL PLUMBING CODE” OF CHAPTER 8 AND BY AMENDING SAID CODE BY ADDING SECTIONS 8B-12 THROUGH 8B-14, ADOPTING THE 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE AS THE PLUMBING CODE FOR THE CITY OF IRVING, TEXAS, AND PROVIDING AMENDMENTS, ADDITIONS, AND DELETIONS THERETO; ADOPTING PENALTY PROVISIONS; AND PROVIDING FOR SEVERABILITY, SAVINGS, AND AN EFFECTIVE DATE.

WHEREAS, the North Central Texas Council of Governments encourages local jurisdictions to adopt the 2015 International Codes; and

WHEREAS, the Construction Board of Appeals, among its other duties, has been created to obtain public comment on the periodic update of the code; and

WHEREAS, the Construction Board of Appeals has conducted a public meeting to receive public comments from persons affected by the proposed amendments to the code, and recommends adoption of the 2015 International Plumbing Code as the plumbing code for the City with the following local amendments;

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

SECTION 1. That Section 8-8 of Chapter 8 of The Land Development Code of the City of Irving, Texas, is hereby repealed.

SECTION 2. That Chapter 8B entitled “Building Codes” of The Land Development Code of the City of Irving, Texas, is hereby amended by adding new Sections 8B-12, 8B-13, and 8B-14 to read as follows:

**Sec. 8B-12. International Plumbing Code.**

The 2015 edition of the International Plumbing Code is adopted as the plumbing code of the City of Irving, Texas, as amended herein.

**Sec. 8B-13. Amendments, additions, and deletions to the 2015 edition of the International Plumbing Code.**

(a) Amendments included in this section are intended to be specific code provisions. If there is a conflict between a provision in the published 2015 International Plumbing Code and this section, the specific provisions of this section shall control.

(b) The following table contains the local amendments to the International Plumbing Code, which is modified as set forth herein:

- (1) When identified by the letter “R,” the corresponding section of the 2015 International Plumbing Code is deleted in its entirety and replaced by the local amendment as set forth in Column 3 of the table below.
- (2) When identified by the letter “S,” the corresponding section of the 2015 International Plumbing Code is supplemented by the additional provision as set forth in Column 3 of the table below.
- (3) When identified by the letter “M,” the corresponding section of the 2015 International Plumbing Code is modified by amending the language of the provision to read as set forth in Column 3 of the table below.

Table Legend:

Column 1: Item Reference Number

Column 2: Related code section/caption

Column 3: Amended code provision

Column 4: “R” – 2015 International Plumbing Code section is replaced by the provision in Column 3; “S” – 2015 International Plumbing Code section is supplemented by the provision in Column 3; “M” – 2015 International Plumbing Code section is modified by the provision in Column 3.

TABLE OF LOCAL AMENDMENTS TO THE 2015 INTERNATIONAL PLUMBING CODE

1	IPC 103.1 Department of plumbing inspection	Wherever the term “department of plumbing inspection” is used, it shall mean the department of inspections.	M
2	IPC 106 Permits	Permits that have been approved for which payment has not been received within 14 days may be cancelled.	S
3	IPC 106.6 Fees	Refer to Section 8B-3 of Chapter 8B of The Land Development Code of The City of Irving, Texas.	R
4	IPC 109 Means of appeal	Refer to Section 8B-4 of Chapter 8B of The Land Development Code of The City of Irving, Texas.	R
5	IPC 305 Protection of pipes and plumbing system components	Plastic sewer piping and DWV piping installed underground shall be installed in accordance with the manufacturer's instructions and ASTM D2321.	S
6	IPC 412 Floor and trench drains	Floor drains are required in public restrooms and in commercial kitchens.  Exception: Commercial kitchens equipped with floor sinks.	S

7	IPC 502 Installation	<p>a. When the attic, roof, mezzanine or platform in which a water heater is installed is more than 8 feet above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.</p> <p style="padding-left: 40px;">Exception: A maximum 10 gallon water heater installed above a lay-in ceiling no higher than 10 feet above the floor.</p> <p>b. Walkways in attics shall be rated as floors. When appliances are installed in attics, access shall be by one of the following methods:</p> <ol style="list-style-type: none"> <li>1. A permanent stair,</li> <li>2. A pull-down stair with a minimum 300 pound capacity, or</li> <li>3. An access door from an upper floor level</li> </ol> <p>c. On or after February 15, 2009, water heaters with storage tanks shall not be installed in attics, unless such water heater was installed prior to such date. This section does not prohibit the replacement of water heaters with storage tanks in attics if such water heaters were legally permitted and installed prior to February 15, 2009.</p>	S
8	IPC 504.6 Requirements for discharge piping	<p>Discharge piping serving a pressure relief valve, temperature valve or combination thereof shall:</p> <p>a. Not be required to be located in the same room as the water heater if the piping discharges through an air gap.</p> <p>b. Be allowed to be installed to a single discharge piping system from multiple relief devices when approved by the building official or his designated representative and permitted by the factory installation instructions.</p> <p>c. Not discharge to the floor of an interior room or space.</p> <p>d. Be through an indirect connection if piping is to a waste receptor.</p>	S
9	IPC 504.7.1 Pan size and drain	Multiple pan drains may terminate to a single discharge piping system when approved by the building official or his designated representative and permitted by the factory instructions.	S
10	IPC 605.16.2 Solvent cementing	Primer shall be utilized for all cemented pipe joints.	M
11	IPC 606.1 Location of full-open valves	<p>Full-open valves are not required in the following locations:</p> <p>a. On the base of water riser pipes in occupancies other than multiple-family residential occupancies that are two stories or less in height and in one-and-two family residential occupancies.</p> <p>b. On the top of water down-feed pipes in occupancies other than one-and-two family residential occupancies.</p>	M
12	IPC 606.2 Location of shutoff valves	Shutoff valves are not required on the water supply pipe to sillcocks.	M

13	IPC 608.16.5 Connections to lawn irrigation systems	a. Water supply lines shall be provided with a locking stop valve. b. Irrigation systems shall comply with: 1) Title 30 of the Texas Administrative Code and 2) Chapter 41 "Water and Sewer Systems" of The Code of Civil and Criminal Ordinances of the City of Irving, Texas.	S
14	IPC 610 Disinfection of potable water system	Both new and repaired potable water systems shall be purged of deleterious matter and disinfected prior to its utilization.	M
15	IPC 704 Drainage piping installation	Single stack fittings with internal baffle, PVC schedule 40, or cast-iron single stack shall be designed by a registered engineer and shall comply with a nationally recognized standard.	S
16	IPC 705.4 Cast-iron	Hubless, shielded couplings for cast-iron soil pipe and fittings shall be listed and tested in accordance with ASTM C1277 and CISPI 310 standards.	S
17	IPC 705.11.2 Solvent cementing	Primer shall be utilized for all cemented pipe joints.	M
18	IPC 712 Sumps and ejectors	In any public use occupancy where a sump serves more than 10 fixture units, the sump shall automatically discharge and shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure.	S
19	IPC 714 Computerized drainage design	Code references to computerized design shall mean engineered design.	M
20	IPC 804 Materials, joints and connections	Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.	S
21	IPC 903.1 Roof extension	Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof.	S
22	IPC 917 Single stack vent systems	Single stack vent systems are prohibited.	R
23	IPC 1002 Traps requirements	Each plumbing fixture shall be separately trapped by an approved water seal trap. Not more than one trap shall be permitted on a trap arm/fixture drain.  Exception: Fixtures having integral traps.	M
24	IPC 1002.10 Plumbing in mental health centers	Plumbing in mental health centers shall be installed in accordance with state law.	R
25	IPC 1101.8 Cleanouts required	Cleanouts or manholes shall be installed in the storm drainage system, including subsurface drainage systems, and shall comply with code provisions for sanitary sewer drainage pipe cleanouts.	M
26	IPC 1105 Roof drains	Primary and secondary roof drains; scuppers; building storm drains; and all related components shall be sized based on a 6 inch per hour rainfall rate.	S
27	IPC 1202 Medical gases	Vacuum exhaust systems shall comply with NFPA 99C.	S

**Sec. 8B-14. Penalty.**

(a) A person commits an offense if the person violates a provision of the 2015 International Plumbing Code, as adopted and amended by the City of Irving, allows another person to violate a provision of the 2015 International Plumbing Code, as adopted and amended by the City of Irving, or fails to perform an act required of the person by the 2015 International Plumbing Code, as adopted and amended by the City of Irving. A person commits a separate offense each day or portion of a day during which the violation is committed, allowed, or continued.

(b) An offense described in Section 8B-14(a) is a class "C" misdemeanor and shall be punishable by a fine not to exceed \$500.00. However, a fine for the violation of a provision of this chapter that governs fire safety, zoning, or public health and sanitation, including dumping or refuse, may not exceed \$2,000.00.

(c) The penalties provided for in this section are in addition to any other enforcement remedies that the city may have under other city ordinances or state law.

SECTION 3. That terms and provisions of this ordinance shall be deemed to be severable and that if the validity of any section, subsection, sentence, clause, or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance.

SECTION 4. That it is the intent of the Irving City Council that pending prosecutions, brought under the previous code, which this ordinance replaces, should continue under the terms and penalties of said code and be saved from dismissal as if said prior ordinances had not been repealed.

SECTION 5. That this ordinance shall become effective on January 11, 2016.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS, on December 10, 2015.

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BETH VAN DUYNE  
MAYOR

ATTEST:

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Shanae Jennings  
City Secretary

APPROVED AS TO FORM:

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Charles R. Anderson  
City Attorney