

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF MESQUITE, TEXAS, BY DELETING ARTICLE XIII IN ITS ENTIRETY AND ADDING A NEW ARTICLE XIII THEREBY ADOPTING THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION, AND PROVIDING CERTAIN ADDITIONS AND DELETIONS THERETO; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE.

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

SECTION 1: That Chapter 5 of the Code of the City of Mesquite, Texas, is hereby amended by deleting Article XIII in its entirety and adding a new Article XIII to read as follows, in all other respects said Code and Chapter to remain in full force and effect:

ARTICLE XIII. RESIDENTIAL CODE

DIVISION 1. GENERAL

Sec. 5-467. Adopted.

The International Residential Code, 2009 Edition, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the official residential code of the City of Mesquite to the same extent as if such code were copied verbatim in this Article subject to the amendments prescribed in this Article. The code shall be applicable to all construction, alterations, movement, enlargement, replacement, repairs, equipment, use and occupancy, location, removal and demolition and maintenance of detached one- and two-family units and multiple single-family units (townhouses) not more than three stories in height with separate means of egress and their accessory structures. A copy of the International Residential Code, 2009 Edition, and amendments thereto shall be maintained in the office of the City Secretary as an original document and ordinance of the City.

DIVISION 2. AMENDMENTS

Sec. 5-468. Amendments to the International Residential Code, 2009 Edition.

The following amendments are made to the International Residential Code, 2009 Edition:

- (1) *Chapter 1, Administration.*
 - (a) *Section R102.4.* Amend by deleting the first paragraph in the section in its entirety and adding a new first paragraph and an exception to Section R102.4 to read as follows:

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. Whenever amendments have been adopted to the referenced code and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the ICC Electrical Code shall mean the *National Electrical Code* as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

- (b) *Section R104.2.1.* Amend by adding a new Section R104.2.1 to read as follows:

Every construction project requiring a building permit within the City limits of the City of Mesquite shall have adequate toilet facilities for workers associated with the project. At least one permanent or temporary toilet facility shall be maintained in each subdivision for the employees or subcontractors of each builder holding a permit for a building in that subdivision.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room, which conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable fully enclosed chemical sanitized toilet, which is serviced and cleaned at least once each week.

- (c) *Section R105.2.* Amend by deleting Section R105.2 in its entirety.
- (d) *Section R108.2.* Amend by deleting the section in its entirety and adding a new Section R108.2 to read as follows:

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 before work is commenced, in accordance with the schedule as established by the City of Mesquite.

- (e) *Section R108.4.* Amend by adding an exception to Section R108.4 to read as follows:

Exception: Whenever a permit is required for a building, structure, electrical, gas, mechanical or plumbing system, and work is commenced without securing the applicable permit, the Building Official may charge double the amount of the usual fee for the permit.

- (f) *Section R109.1.3.* Amend by deleting the section in its entirety and adding a new Section R109.1.3 to read as follows:

Floodplain inspections. For construction permitted in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor including basement and prior to further vertical construction, the Building Official may require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R324.

- (g) *Section R110.1.* Amend by deleting Section R110.1 in its entirety.

- (h) *Section R110.2.* Amend by deleting the section in its entirety and adding a new Section R110.2 to read as follows:

Change in tenancy. When a rental dwelling unit is vacated by the tenant, the owner of the unit must apply for and receive a Certificate of Occupancy from the Building Official prior to the unit being occupied by a new tenant. The Building Official or his designated representative will inspect the unit and premises for compliance with this code, the Property Maintenance Code and other applicable ordinances of the City. If deficiencies are found, the Building Official may prohibit occupancy of the unit and premises until such time as the owner takes action needed to bring the unit and premises into compliance. The inspection required by this section shall also be required for a dwelling unit and premises prior to its original occupancy as a rental unit.

1. If the dwelling unit is found to be occupied prior to inspection, the Building Official shall assess an administrative fee of One Hundred (\$100.00) Dollars to defray the expense to the City for conducting an inspection of an occupied unit. Said fee shall be paid by the owner prior to any further inspection or reinspection of the unit and shall be cumulative of all other fees or penalties provided in this code.

- (i) *Section R110.3.* Amend the first paragraph in Section R110.3 to read as follows:

Certificate issued. When the Building Official determines that a rental dwelling unit and premises are in compliance with the provisions of this and other applicable codes, the Building Official shall issue a Certificate of Occupancy containing the following:

1. The address of the structure;
2. The name and address of the property owner;
3. A statement that the described portions of the structure have been inspected for compliance with the requirements of this code;
4. The name of the Building Official;
5. The edition of the code on which the certificate was issued; and
6. The date the Certificate of Occupancy was issued.

R110.3.1. No certificate-of-occupancy shall be issued for a rental dwelling unit until the owner has paid all perfected liens of whatsoever nature attached to the property in favor of the City of Mesquite, together with interest as allowed by law.

- (j) *Section R111.1.* Amend by deleting the section in its entirety and adding a new Section R111.1 to read as follows:

Connection of service utilities. No person shall make connections from a utility, source of energy, power or water to any new dwelling unit, townhouse or system regulated by this code and requiring a permit until such connection is approved by the Building Official. No person shall make connections for water utilities to any rental dwelling unit that is required by this code to be inspected prior to occupancy until the unit is approved as code compliant and the Building Official has issued a Certificate of Occupancy.

- (k) *Section R111.2.* Amend by deleting the section in its entirety and adding a new Section R111.2 to read as follows:

Temporary connection of utilities. The Building Official shall have the authority to authorize and approve the temporary connection of the building system to the utility source of energy, power or water.

- (l) *Section R111.3.* Amend by deleting the section in its entirety and adding a new Section R111.3 to read as follows:

Authority to disconnect service utilities. In case of an emergency necessitating disconnection of utilities to eliminate an immediate hazard to life or property, the Building Official shall have the authority to authorize disconnection of utility service to a building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4. The Building Official shall notify the service utility and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If prior notification is not possible, the owner or occupants of the building, structure or service system shall be notified in writing, as soon as practical thereafter. In addition, the Building Official shall have the authority to authorize disconnection of utility service to a building, structure or system, if a building, structure or system is found to be in violation of this code, including a connection made without the approval required by Sections R111.1 and R111.2, or any other ordinance of the City and after notification of the violation has been made to the owner and/or occupant of the building or structure and the violation is not corrected.

- (m) *Section R112.1.* Amend by deleting the section in its entirety and adding a new Section R112.1 to read as follows:

Appeals. Any person shall have the right to appeal a decision of the Building Official to the Building Standards Board established in Section 5-25 according to the procedures and time for appeal set forth therein.

- (n) *Section R112.2.2.* Amend by deleting Section R112.2.2 in its entirety.
- (o) *Section R114.3.* Amend by adding a new Section R114.3 to read as follows:

Construction debris. Construction debris from that work for which a permit is required must be confined to a containment structure/container approved by the Building Official or his authorized representative.

(2) *Chapter 2, Definitions.*

- (a) *Section R202.* Amend by deleting the definition of "Townhouse" in the section in its entirety and adding a new definition of "Townhouse" in Section R202 to read as follows:

Townhouse. A single-family unit constructed in a group of attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

- (b) *Section R202.* Amend by adding the definitions of “Glazing Area” and “Naturally Durable Wood” to Section R202 to read as follows:

Glazing area. Total area of the glazed fenestration measured using the rough opening and including sash, curbing or other framing elements that enclose the conditioned space. Glazing area includes the area of glazed fenestration assemblies in walls bounding conditioned basements. For doors where the daylight opening area is less than 50 percent of the door area, the glazing area is the daylight opening area. For all other doors, the glazing area is the rough opening area for the door including the door and the frame.

Naturally durable wood. The heartwood of the following species with the exception that an occasional piece with corner sapwood is permitted if 90 percent or more of the width of each side on which it occurs is heartwood.

Decay Resistant. Redwood, cedars, black locust and black walnut.

Termite resistant. Redwood and Eastern red cedar.

- (3) *Chapter 3, Building Planning.*

- (a) *Table R301.2(1).* Amend by deleting the chart in the table in its entirety and adding a new chart to Table R301.2(1) to read as follows:

TABLE R301.2(1)
 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f
	SPEED ^d (mph)	Topographic Effects ^k	
<u>5 lb/ft²</u>	<u>90 (3-sec-gust)/76 fastest mile</u>	<u>No</u>	<u>A</u>

SUBJECT TO DAMAGE FROM		
Weathering ^a	Frost line depth ^b	Termite ^c
<u>moderate</u>	<u>6"</u>	<u>very heavy</u>

WINTER DESIGN TEMP ^e	ICE BARRIER UNDER-LAYMENT REQUIRED ^b	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
<u>22°F</u>	<u>No</u>	<u>local code</u>	<u>69°F</u>	<u>64.9°F</u>

For SI: 1 pound per square foot = 0.0479 kN/m.², 1 mile per hour = 1.609 km/h.

- (b) *Section R302.1.* Amend by adding a sixth exception to Section R302.1 to read as follows:

Open metal carport structures may be constructed when also approved within adopted ordinances.

- (c) *Section R302.2.* Amend by deleting the exception in its entirety and adding a new exception to Section R302.2 to read as follows:

A common two-hour fire-resistance-rated wall assembly, or one-hour fire-resistance-rated wall assembly when equipped with a sprinkler system is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with the *National Electrical Code*. Penetrations of electrical outlets shall be in accordance with Section R302.4.

- (d) *Section R302.2.4.* Amend by deleting the fifth exception in its entirety and adding a new fifth exception to read as follows:

Townhouses separated by a common two-hour fire-resistance-rated wall, or one-hour fire resistance rated wall when equipped with an automatic sprinkler system, as provided in Section R303.2.

- (e) *Section R302.3.* Amend by adding a third exception to Section R302.3 to read as follows:

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

- (f) *Section R302.5.2.* Amend by deleting the section in its entirety and adding a new Section R302.5.2 to read as follows:

Duct penetration: Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall have no openings into the garage and shall be protected as required by Section 302.11, Item 4.

- (g) *Section R302.7.* Amend by deleting the section in its entirety and adding a new Section R302.7 to read as follows:

Under-stair protection: Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on

the enclosed side with 5/8-inch (15.8 mm) fire-rated gypsum board or one-hour fire-resistive construction.

- (h) *Section R303.3.* Amend by deleting the exception in the section in its entirety and adding a new exception to Section R303.3 to read as follows:

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system complying with one of the following are provided:

1. The minimum ventilation rates shall be 50 cfm (24 L/s) for intermittent ventilation or 20 cfm (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
2. Bathrooms that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

- (i) *Section R303.8.* Amend by deleting the section in its entirety and adding a new Section R303.8 to read as follows:

Required heating. Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68° F (20° C) at a point three feet (914 mm) above the floor and two feet (610 mm) from exterior walls in all habitable rooms at the design temperature.

- (j) *Section R309.1.* Amend by deleting the section in its entirety and adding a new Section R309.1 to read as follows:

Floor surfaces. Garage floor surfaces shall be of reinforced concrete material designed to specifications as required by City code.

- (k) *Section R309.2.* Amend by deleting the section in its entirety and adding a new Section R309.2 to read as follows:

Carports. Carport floor surfaces shall be reinforced concrete designed to specifications as required by City ordinance, policy or other approved surfaces as allowed by City ordinance.

- (l) *Section R311.7.7.3.* Amend by deleting the section in its entirety and adding a new Section R311.7.7.3 to read as follows:

Handrail grip size. The handgrip portion of handrail shall have a circular cross section of 1-1/4 inches (32 mm) minimum to 3-1/8

inch (80 mm) maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8-inch (3.2 mm).

- (m) *Section R312.2.* Amend by adding a third exception to Section R312.2 to read as follows:

Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

- (n) *Section R319.* Amend by deleting the section in its entirety and adding a new Section R319 to read as follows:

Premises identification. The official house or street number assigned to the property must be displayed at both the front and rear of the property. The numbers shall be in Arabic block numerals and at least four inches high by one-half inch wide.

- (o) *Section R322.1.* Amend by deleting the section in its entirety and adding a new Section R322.1 to read as follows:

General. Buildings and structures, when permitted to be constructed in flood hazard areas (including A or V zones) as established in Table R301.2(1) shall be designed and constructed as required in accordance with the provisions contained in this section or by local provisions as applicable.

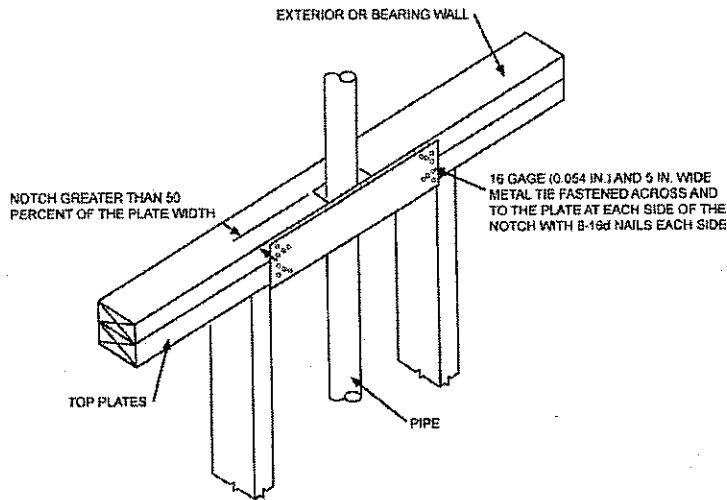
(4) *Chapter 6, Wall Construction.*

- (a) *Section 602.6.1.* Amend by deleting the section in its entirety and adding a new Section 602.6.1 to read as follows:

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 0.054 inch thick (1.37 mm) (16 Ga) and five inches (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 ½ inches (38 mm) 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 six inches past the opening. See Figure R602.6.1.

- (b) *Figure 602.6.1.* Amend by deleting the figure in its entirety and adding a new Figure 602.6.1 as follows:

WALL CONSTRUCTION



For SI: 1 inch = 25.4 mm

FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING

(5) *Chapter 7, Wall Coverings.*

- (a) *Section R703.7.4.1.* Amend by adding a second paragraph to Section R703.7.4.1 to read as follows:

For 2.67-square feet (0.248 m²) of wall area, the following dimensions shall be adhered to:

1. When ties are placed on studs 16 inches (407 mm) o.c., they shall be spaced no further apart than 24 inches (737 mm) vertically starting approximately 12 inches (381 mm) from the foundation.
2. When ties are placed on studs 24 inches (610 mm) o.c., they shall be spaced no further apart than 16 inches (483 mm) vertically starting approximately eight inches (254 mm) from the foundation.

(6) *Chapter 9, Roof Assemblies.*

- (a) *Section R902.3.* Amend by adding a new Section R903.2 to read as follows:

Minimum roof class. All roof coverings shall be a minimum Class C. All individual replacement shingles or shakes shall be a minimum Class C.

Exception: Non-classified roof coverings shall be permitted on buildings of U-occupancies having not more than 120-square feet of projected roof area. When exceeding 120-square feet of projected roof area, buildings of U-occupancies may use non-rated non-combustible coverings.

- (b) *Section R907.1.* Amend by adding a sentence at the end of the first paragraph in Section R907.1 to read as follows:

All individual replacement shingles or shakes shall comply with Section R902.3.

(7) *Chapter 11, Energy Efficiency.*

- (a) *Section N1101.2.2.* Amend by adding a new Section N1101.2.2 to read as follows:

Compliance software tools. Software tools used to demonstrate energy code compliance utilizing the UA alternative approach shall be approved by the Building Official. The PNL program **REScheck** is not acceptable for residential compliance.

Exception: When **REScheck** “UA Trade-off” compliance approach or the UA Alternate compliance approach method is used, the compliance certificate must demonstrate that the maximum glazed area does not exceed 15 percent of the conditioned floor area.

- (b) *Section N1101.8.* Amend by deleting the section in its entirety and adding a new Section N1101.8 to read as follows:

Alternative compliance. A building certified by a national, state or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency’s Energy Star Program certification of energy code equivalency shall be considered in compliance.

- (c) *Section N1102.1.* Amend by deleting the section in its entirety and adding a new Section N1102.1 to read as follows:

Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table N1102.1 based on the climate zone specified in Table N1101.2. The use of Tables

N1102.1 and N1102.1.2 are limited to a maximum glazing area of 15 percent window area to floor area ratio.

- (d) *Section N1102.2.12.* Amend by adding a new Section N1102.1.12 to read as follows:

Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the Building Official.

- (8) *Chapter 13, General Mechanical System Requirements.*

- (a) *Section M1305.1.3.* Amend by deleting the section in its entirety and adding a new Section M1305.1.3 to read as follows:

Appliances in attics. Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6,096 mm) in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous unobstructed solid flooring not less than 30 inches (762 mm). A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair.
3. An access door from an upper floor level.
4. Access panel may be used in lieu of items 1, 2 and 3 with prior approval of the Code Official due to building conditions.

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 unobstructed and not less than six feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15,250 mm) long.

(b) *Section M1305.1.3.1.* Amend by adding a sentence at the end of the paragraph in Section M1305.1.3.1 to read as follows:

Low voltage wiring of 50 volts or less shall be installed in a manner to prevent physical damage.

(c) *Section M1305.1.4.1.* Amend by deleting the section in its entirety and adding a new Section M1305.1.4.1 to read as follows:

Ground clearance. Appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending above the adjoining grade, a minimum of three inches (76 mm). Appliances suspended from the floor shall have a clearance of not less than six inches (152 mm) above the ground.

(d) *Section M1305.1.4.3.* Amend by adding a sentence at the end of the paragraph in Section M1305.1.4.3 to read as follows:

Low voltage wiring of 50 volts or less shall be installed in a manner to prevent physical damage.

(e) *Section M1305.1.5.* Amend by adding a new Section M1305.1.5 to read as follows:

Attic water heaters. Water heaters are prohibited from being installed within any attic cavity or space.

(f) *Section M1307.3.1.* Amend by deleting Section M1307.3.1 in its entirety.

(9) *Chapter 14, Heating and Cooling Equipment.*

(a) *Section M1411.3.* Amend by deleting the first sentence and adding a new first sentence in Section M1411.3 to read as follows:

Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain.

(b) *Section M1411.3.1.* Amend by adding a new last sentence to items 3 and 4 in Section M1411.3.1 to read as follows:

3. A water level detection device may be installed only with prior approval of the Building Official.
 4. A water level detection device may be installed only with prior approval of the Building Official.
- (c) *Section M1411.3.1.1.* Amend by adding a last sentence in Section M1411.3.1.1 to read as follows:

Water level monitoring devices. A water level monitoring device may be installed only with prior approval of the Building Official.

(10) *Chapter 15, Exhaust Systems.*

- (a) *Section M1502.4.4.1.* Amend by deleting the first sentence in the section in its entirety and adding a new first sentence in Section M1502.4.4.1 to read as follows:

Specified length. The maximum length of the exhaust duct shall be 35 feet (10668 mm) from the connection to the transition duct from the appliance to the outlet terminal.

(11) *Chapter 20, Boilers/Water Heaters.*

- (a) *Section M2005.2.* Amend by deleting the section in its entirety and adding a new Section 2005.2 to read as follows:

Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet, bedroom, bathroom or within any attic space or cavity.

(12) *Chapter 24, Fuel Gas.*

- (a) *Section G2408.3.* Amend by deleting Section G2408.3 in its entirety.
- (b) *Section G2413.3.* Amend by adding an exception to Section G2413.3 to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of one-half inch.

- (c) *Section G2415.9.1.* Amend by deleting Section G2415.9.1 in its entirety.
- (d) *Section G2415.10.* Amend by deleting the section in its entirety and adding a new Section G2415.9 to read as follows:

Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) below grade.

- (e) *Section G2417.1.* Amend by deleting the section in its entirety and adding a new Section G2417.1 to read as follows:

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 2417.1.1 through G2417.1.5 to determine compliance with the provisions of this code. The 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 prescribed in the following tests.

- (f) *Section G2417.4.* Amend by deleting the section in its entirety and adding a new Section G2417.4 to read as follows:

Test pressure measurements. Test pressure shall be measured with a manometer or with a pressure measuring device designed and calibrated to read, record or indicate a pressure loss due to leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. The equipment used shall be of an appropriate scale such that pressure loss can be easily determined.

- (g) *Section G2417.4.1.* Amend by deleting the section in its entirety and adding a new Section G2417.4.1 to read as follows:

Test pressure. The test pressure to be used shall be not less than 10 psig (68.9 kPa gauge). The piping and valves may be tested at a pressure of at least six inches (152 mm) of mercury measured with a manometer, slope gauge or spring gauge. For welded piping and for piping carrying gas at pressures in excess of 14-inches water column pressure (3.48 kPa), the test pressure shall not be less than 60 pounds per square inch (413.4 kPa).

- (h) *Section G2417.4.2.* Amend by deleting the section in its entirety and adding a new Section G2417.4.2 to read as follows:

Test duration. Test duration shall be held for a length of time as established by departmental policy but in no case for less than 15 minutes. For welded piping and for piping carrying gas at pressures in excess of 14-inches water column pressure (3.48 kPa), the test duration shall be held for a length of time as established by departmental policy but in no case for less than 30 minutes.

- (i) *Section G2420.1.4.* Amend by adding a new Section G2420.1.4 to read as follows:

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.

- (j) *Section 2420.5.1.* Amend by deleting the section in its entirety and adding a new Section 2420.5.1 to read as follows:

Located within the same room: The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within six 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. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within three feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

- (k) *Section G2421.1.* Amend by adding a second paragraph and exception to Section G2421.1 to read as follows:

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 and removed through the required attic opening.

- (l) *Section G2439.5 (614.6).* Amend by adding a sentence at the end of the paragraph of Section G2439.5 (614.6) to read as follows:

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

- (m) *Section G2445.2.* Amend by deleting the section in its entirety and adding a new Section G2445.2 to read as follows:

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, unless the Building Official determines an unsafe condition exists as described in the *International Fuel Gas Code*, Section 108.7.

- (n) *Section G2448.1.1.* Amend by deleting the section in its entirety and adding a new Section G2448.1.1 to read as follows:

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.

(13) *Chapter 25, Plumbing Administration.*

- (a) *Section P2503.5.1.* Amend by adding a second paragraph at the end of the first item in Section P2503.5.1 to read as follows:

Shower receptors shall be tested for water tightness by filling with water to the level of the rough threshold. The drain shall be plugged in a manner so that both sides of pans shall be subjected to the test at the point where it is clamped to the drain.

- (b) *Section P2503.6.* Amend by deleting Section P2503.6 in its entirety.

- (c) *Section P2503.7.1.* Amend by deleting the section in its entirety and adding a new Section P2503.7.1 to read as follows:

Testing. Reduced pressure principle backflow preventers, double-check valve assemblies, double-detector check assemblies and pressure vacuum breaker assemblies shall be tested at the time of installation, immediately after repairs or relocation and at regular intervals as required by applicable state or local provisions.

(14) *Chapter 26, General Plumbing Requirements.*

- (a) *Section P2603.6.1.* Amend by adding a new Section P2603.6.1 to read as follows:

Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(15) *Chapter 27, Plumbing Fixtures.*

- (a) *Section P2709.2.* Amend by adding an exception to Section P2709.2 to read as follows:

Exception: Showers designed to comply with ICC/ANSI A117.1.

- (b) *Section P2717.2.* Amend by deleting the last sentence in the section in its entirety and adding a new last sentence in Section P2717.2 to read as follows:

Sink and dishwasher. The waste line of a domestic dishwashing machine discharging into a kitchen sink tailpiece shall connect to a deck mounted air break.

- (c) *Section P2717.3* Amend by deleting the section in its entirety and adding a new Section P2717.3 to read as follows:

Sink, dishwasher and food grinder. The combined discharge from a sink, dishwasher and waste grinder is permitted to discharge through a single 1.5-inch (38 mm) trap. The discharge pipe from the dishwasher shall be increased to a minimum of 0.75-inch (19.1 mm) in diameter and shall connect with a wye fitting between the discharge of the food-waste grinder and the trap inlet or to the head of the food grinder. The waste line of a domestic dish washing machine discharging into a kitchen sink tailpiece or food waste grinder shall connect to a deck mounted air break.

(16) *Chapter 28, Water Heaters.*

- (a) *Section P2801.4.* Amend by adding a sentence at the end of Section P2801.4 to read as follows:

Water heaters are prohibited from being installed within any attic space or cavity.

- (b) *Section P2801.6.* Amend by adding two exceptions to Section P2801.6 to read as follows:

Exceptions:

- a. Elevation of the ignition is not required for water heaters that are listed as flammable vapor-resistant and for installation without elevation.
- b. Electric water heater.

(17) *Chapter 29, Water Supply and Distribution.*

- (a) *Section P2902.5.3.* Amend by deleting the first sentence in the section in its entirety and adding a new first sentence in Section P2902.5.3 to read as follows:

Minimum standards for landscape irrigation systems. The landscape irrigation rules promulgated by the Texas Commission on Environmental Quality and contained in Title 30, Chapter 344, Subchapters E and F, §§344.50-344.65 of the Texas Administrative Code, as the same may be from time to time amended, are hereby adopted by reference as the landscape irrigation rules of the City.

Lawn irrigation systems. The potable water system 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.

- (b) *Section P2902.5.3.1.* Amend by adding a new Section P2902.5.3.1 to read as follows:

Rain and freeze sensors. All new irrigation systems installed and permitted after the effective date of this ordinance shall include installation of operational rain and freeze sensors.

- (c) *Section P2902.5.3.2.* Amend by adding a new Section P2902.5.3.2 to read as follows:

Irrigation backflow tests. All irrigation backflow devices shall be tested by a currently licensed and registered State of Texas Backflow Tester, using currently certified calibrated gauges. The irrigation backflow device test shall be observed by the City of Mesquite Public Works Backflow Inspector during regular working hours determined by departmental policy.

- (d) *Tables P2905.4, P2905.5 and P2905.6.* Amend by deleting all references to the following materials in Tables P2905.4, P2905.5 and P2905.6:

Polybutylene (PB) plastic pipe and tubing

(18) *Chapter 30, Sanitary Drainage.*

- (a) *Section P3005.2.6.* Amend by deleting the section in its entirety and adding a new Section P3005.2.6 to read as follows:

Upper terminal. Each horizontal drain shall be provided with a cleanout at its upper terminal.

Exception: Cleanouts may be omitted on a horizontal drain less than five feet (1,524 mm) in length unless such line is serving sinks or urinals.

(19) *Chapter 31, Vents.*

- (a) *Section P3103.1.* Amend by deleting the section in its entirety and adding a new Section P3103.1 to read as follows:

Roof extension. All open vent pipes which extend through a roof shall be terminated at least six inches (152 mm) above the roof except that where a roof is to be used for any purpose other than weather protection, the extensions shall be run at least seven feet (2,134 mm) above the roof.

- (b) *Section P3111.* Amend by deleting Section P3111 in its entirety.

- (c) *Section P3112.2.* Amend by deleting the section in its entirety and adding a new Section P3112.2 to read as follows:

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 inches (152 mm) above the flood level rim and a minimum slope of one-quarter inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drainboard shall be a one-piece fitting or an assembly of a 45-degree (0.79 radius), a 90-degree (1.6 radius) and a 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.

- (20) *Electrical Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43.* Amend by deleting the chapters in their entirety and adding a referral notice to Chapters 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 to read as follows:

Refer to the adopted *National Electrical Code* for all references regarding electrical installations within the *International Residential Code*.

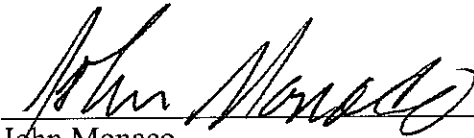
SECTION 2. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 5. That this ordinance shall take effect on and after June 1, 2011.

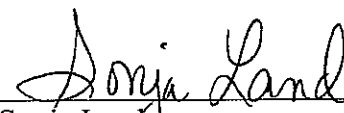
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 2nd day of May, 2011.




John Monaco
Mayor

ATTEST:

APPROVED:



Sonja Land
City Secretary



B. J. Smith
City Attorney