

ORDINANCE NO. 4479

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF MESQUITE, TEXAS, AS AMENDED, BY DELETING SECTIONS 5-186 AND 5-187 OF ARTICLE VI IN THEIR ENTIRETY AND ADDING NEW SECTIONS 5-186 AND 5-187 OF ARTICLE VI THEREBY ADOPTING THE INTERNATIONAL PLUMBING CODE, 2015 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, as amended, is hereby amended by deleting Sections 5-186 and 5-187 of Article VI in their entirety and adding new Sections 5-186 and 5-187 of Article VI to read as follows, in all other respects said Code, Chapter and Article to remain in full force and effect:

**ARTICLE VI. PLUMBING CODE**

**DIVISION 1. GENERALLY**

**Sec. 5-186. Adopted.**

The *International Plumbing Code*, 2015 Edition, a publication of the International Code Council (ICC), is hereby adopted and designated as the official plumbing 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, repairs and maintenance of all buildings, structures, materials and equipment related to the building industry in the City. A copy of the *International Plumbing Code*, 2015 Edition, and the amendments thereto shall be maintained in the office of the City Secretary as an original document and ordinance of the City.

**Sec. 5-187. Amendments to the International Plumbing Code, 2015 Edition.**

The following amendments are made to the *International Plumbing Code*, 2015 Edition:

- (1) *Table of Contents, Chapter 7, Section 714.* Amend by deleting the reference in its entirety and adding a new reference to read as follows:

Section 714 Engineered Drainage Design 69

- (2) *Chapter 1, Administration.*

- (a) *Section 102.8.* Amend by deleting the section in its entirety and adding a new Section 102.8 to read as follows:

*Referenced codes and standards.* The codes and standards referenced herein shall be those that are listed in Chapter 13 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. 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 ICC Electrical Code shall mean the corresponding provision of the *National Electrical Code* as adopted.

- (b) *Section 106.5.3.* Amend by deleting the section in its entirety and adding a new Section 106.5.3 to read as follows:

*Expiration.* Every permit issued shall expire and become null and void if (i) the permittee fails to commence work on the site authorized by such permit within 30 days after its issuance, or (ii) the permittee fails to have the work authorized on the site by such permit inspected during any 90-day period after the work has commenced. It shall be unlawful to commence or recommence work after a permit expires without obtaining a new permit or receiving an extension from the Building Official. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

- (c) *Sections 106.6.2 and 106.6.3.* Amend by deleting the sections in their entirety.

- (d) *Section 109.1.* Amend by deleting the section in its entirety and adding a new Section 109.1 to read as follows:

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

- (3) *Chapter 2, Definitions.*

- (a) *Section 202.* Amend by deleting the definition of Code Official in its entirety under the section and adding a new definition for Code Official under Section 202 to read as follows:

*Code Official.* The Building Official or other authority designated by the Building Official charged with the administration and enforcement of this code.

(4) *Chapter 3, General Regulations.*

- (a) *Section 305.4.1.* Amend by deleting the section in its entirety and adding a new Section 305.4.1 to read as follows:

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

- (b) *Section 305.7.* Amend by deleting the section in its entirety and adding a new Section 305.7 to read as follows:

*Protection of components of plumbing system.* Components of a plumbing system installed within three feet along alleyways, driveways, parking garages or other locations in a manner in which they would be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

- (c) *Section 312.10.1.* Amend by deleting the section in its entirety and adding a new Section 312.10.1 to read as follows:

*Inspections.* Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. The owner is responsible to ensure that testing is performed by annual due date. All backflow testers shall be licensed by the State and registered with the City of Mesquite, Building Inspection Division. Copies of individual backflow tests shall be furnished to and retained by the City of Mesquite, Water Utilities Division, upon completion.

- (d) *Section 312.10.2.* Amend by deleting the section in its entirety and adding a new Section 312.10.2 to read as follows:

*Testing.* Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, double-detector check-valve assemblies and pressure vacuum breaker assemblies shall be tested at the time of installation, immediately after repairs or relocation, and at least annually. The testing procedures shall be performed in accordance with applicable local provisions. In the absence of local provisions, the owner is responsible to ensure that testing is done in accordance with one of the following standards. The testing shall be performed in accordance with the Texas Natural Resource Conservation Commission AWWA M-14, Third Edition regulations. Other testing procedures are as follows:

ASSE 5013, ASSE 5012, ASSE 5020, ASSE 5047, ASSE 5048, ASSE 5052, ASSE 5056 and CAN/CSA B64.10.

To determine the appropriate test method, contact a City of Mesquite Public Works Backflow Inspector. All tests shall be observed by a City of Mesquite Public Works Backflow Inspector during regular working hours determined by departmental policy.

(5) *Chapter 4, Fixtures, Faucets and Fixture Fittings.*

- (a) *Section 401.1.* Amend by adding a sentence at the end of the paragraph of Section 401.1 to read as follows:

The provisions of this chapter are meant to work in coordination with the provisions of the *International Building Code*. Should any conflicts arise between the two codes, the Building Official shall determine which provision applies.

- (b) *Section 405.6.* Amend by deleting the section in its entirety.

- (c) *Section 412.4.* Amend by deleting the section in its entirety and adding a new Section 412.4 to read as follows:

*Required location.* Floor drains shall be installed in the following areas:

1. In public coin-operated laundries and in the central washing facilities of multiple-family dwellings, the rooms containing the automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than three inches (76 mm) in diameter.
2. *Commercial kitchens.* Floor sinks may be used in commercial kitchens as a substitute to floor drains.
3. Public restrooms.

(6) *Chapter 5, Water Heaters.*

- (a) *Section 502.3.* Amend by deleting the section in its entirety and adding a new Section 502.3 to read as follows:

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

*Exception:* A maximum 10-gallon water heater that is capable of being accessed through a lay in ceiling and is not more than 10 feet (3,048 mm) above the ground or finished

floor level and is capable of being reached with a portable ladder.

- (b) *Section 502.6.* Amend by adding a new Section 502.6 to read as follows:

*Water heaters above ground or floor.* When on roofs, mezzanine or platform in which a water heater is installed is more than eight feet (2,438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

*Exception:* A maximum 10-gallon water heater that is capable of being accessed through a lay in ceiling and is not more than 10 feet (3,048 mm) above the ground or finished floor level and is capable of being reached with a portable ladder.

- (c) *Section 502.6.1.* Amend by adding a new Section 502.6.1 to read as follows:

*Electrical requirements.* Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with NPFA 70.

- (d) *Section 504.7.1.* Amend by adding a sentence at the end of Section 504.7.1 to read as follows:

Multiple pan drains may terminate to a single discharge piping system when approved by the Building Official and permitted by the manufacturer's installation instructions and installed with those instructions.

(7) *Chapter 6, Water Supply and Distribution.*

- (a) *Section 604.4.1.* Amend by adding a new Section 604.4.1 to read as follows:

*State maximum flow rate.* Where the State-mandated maximum flow rate is more restrictive than those of this section, the State flow rate shall take precedence.

- (b) *Section 606.1.* Amend the section by deleting Items "4" and "5" in their entirety.

- (c) *Section 606.2.* Amend by deleting the section in its entirety and adding a new Section 606.2 to read as follows:

*Location of shutoff valves.* Shutoff valves shall be installed in the following locations:

1. On the fixture supply to each plumbing fixture other than bathtubs and showers in one- and two-family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.
2. On the water supply pipe to each appliance or mechanical equipment.

- (d) *Section 608.1.* Amend by deleting the section in its entirety and adding a new Section 608.1 to read as follows:

*General.* A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to Texas Natural Resource Conservation Commission AWWA M-14 regulations and Table 608.1, and as specifically stated in Sections 608.2 through 608.16.10. When the water supply system includes a carbonated beverage dispensing system, the minimum RPZ allowed is of stainless steel materials.

- (e) *Section 608.16.5.* Amend by deleting the section in its entirety and adding a new Section 608.16.5 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 supply system to lawn irrigation systems shall be protected against backflow by a testable device to include a double-check assembly or a reduced-pressure principal backflow preventer. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer of approved materials. All non-residential lawn irrigation systems shall be protected by a reduced-pressure principal backflow preventer.

- (f) *Section 608.17.* Amend by deleting the section in its entirety and adding a new Section 608.17 to read as follows:

*Protection of individual water supplies.* An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. In the absence of local regulations, installation shall be in accordance with Section 608.17.1 through 608.17.8.

- (g) *Section 610.1.* Amend by adding an exception to Section 610.1 to read as follows:

*Exception:* With prior approval, the Code Official may waive this requirement when deemed unnecessary.

(8) *Chapter 7, Sanitary Drainage.*

- (a) *Section 703.6.* Amend by deleting Section 703.6 in its entirety.

- (b) *Section 704.5.* Amend by adding a new Section 704.5 to read as follows:

*Single stack fittings.* Single stack fittings with internal baffle, PVC schedule 40 or cast iron single stack shall be designed by a registered engineer and comply to a nationally recognized standard.

- (c) *Section 712.5.* Amend by adding a new Section 712.5 to read as follows:

*Dual pump system.* All sumps shall be automatically discharged and, when in any “public” use occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

- (d) *Sections 714 and 714.1.* Amend by deleting the sections in their entirety and adding new Sections 714 and 714.1 to read as follows:

1. *Section 714. Engineered Drainage Design.*

2. *Section 714.1. Design of drainage system.* The sizing, design and layout of the drainage system shall be designed by a registered engineer using approved design methods.

(9) *Chapter 9, Vents.*

- (a) *Section 903.1.* Amend by deleting the section in its entirety and adding a new Section 903.1 to read as follows:

*Roof extension.* All open vent pipes that 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 vent extensions shall be run at least seven feet (2,134 mm) above the roof.

(b) *Section 917.* Amend by deleting Section 917 in its entirety.

(10) *Chapter 10, Traps, Interceptors and Separators.*

(a) *Section 1003.3.1.* Amend by deleting the section in its entirety and adding a new Section 1003.3.1 to read as follows.

*Grease traps and grease interceptors required.* A grease trap or grease interceptor shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias or restaurants and clubs. A permit for installation of a grease trap or grease interceptor must be obtained pursuant to Chapter 16, Article VI of the *Code of the City of Mesquite*. All fixtures and drains within these areas with the exception of restroom drainage lines shall be piped to go through the required grease trap. Sizing of grease traps and grease interceptors shall be in accordance with the standard operating procedures as established by the Licensing and Compliance Department.

(11) *Chapter 11, Storm Drainage.*

(a) *Section 1101.8.* Amend by deleting the section in its entirety and adding a new Section 1101.8 to read as follows:

*Cleanouts required.* Cleanouts or manholes shall be installed in the storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

(b) *Section 1106.1.* Amend by deleting the section in its entirety and adding a new Section 1106.1 to read as follows:

*General.* The size of the vertical conductors and leader, building storm drains, building storm sewers and any horizontal branches of such drains or sewers shall be based on six inches per hour.

(c) *Section 1108.3.* Amend by deleting the section in its entirety and adding a new Section 1108.3 to read as follows:

*Sizing of secondary drains.* Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than four inches (102 mm). The flow through the primary system shall be considered when sizing the secondary roof drain system.



(d) *Section 1109.* Amend by deleting Section 1109 in its entirety.

(12) *Chapter 12, Special Piping and Storage Systems.*

(a) *Section 1202.1.* Amend the section by deleting Exception "2" in its entirety.

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 all chapters, sections and subsections amended by this ordinance are intended to amend the specified corresponding chapters, sections and subsections of the *International Mechanical Code*, 2015 Edition, even though applicable intervening articles and divisions or similar subparts may not be set out in this ordinance.

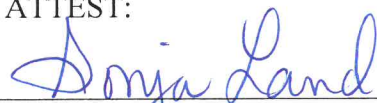
SECTION 5. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 6. That this ordinance shall take effect on and after May 15, 2017.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of April, 2017.

  
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Stan Pickett  
Mayor

ATTEST:

  
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Sonja Land  
City Secretary

APPROVED:

  
\_\_\_\_\_  
B. J. Smith  
City Attorney