

ORDINANCE NO. 2018-11-16

An Ordinance of the City of Plano, Texas repealing City of Plano Ordinance No. 2016-3-12 codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Residential Code with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-12 the City Council for the City of Plano amended Ordinance No. 2013-10-25 to reflect changes to the International Residential Code, and such were codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018, the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Residential Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, for regulatory purposes due to changes in state law, the City Council is of the opinion that Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City Code of Ordinances regarding Automatic Sprinkler Systems, originally established by Ordinance No. 2008-4-39 and retained in the City’s Residential Code since that time, should be retained as codified in the City Code of Ordinances and that all remaining provisions of Ordinance No. 2016- 3-12 should be repealed; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Residential Code, and the local amendments thereto, should be approved and adopted as the Residential Code of the City.

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

Section I. Ordinance No. 2016-3-12, duly passed and approved by the City Council of the City of Plano on March 14, 2016 is repealed with the exception of the below referenced section which is hereby explicitly retained and shall remain codified in its entirety:

Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City of Plano Code of Ordinances established by Ordinance No. 2008-4-39 regarding Automatic Sprinkler Systems as follows:

“Section R325, Automatic Sprinkler Systems. An automatic sprinkler system shall be installed in all new buildings 6,000 square feet and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in building greater than 6,000 square feet which are enlarged. Only gross floor area within the exterior walls shall be used to calculate the building area.

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Exception:

a. The floor areas of covered patios and porches open entirely on at least one side, except for guardrails, need not be included in the calculation of the area of the building.”

Section II. A new Article XX, Residential Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

ARTICLE XX. RESIDENTIAL CODE

“DIVISION 1. GENERALLY

Section 6-708. Penalty.

Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section 6-709. Adopted.

The 2018 Edition of the International Residential Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Residential Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2018 Edition of the International Residential Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Section 6-710. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Residential Code adopted herein are hereby approved and adopted:

Section R101.1; insert jurisdiction name as follows:

R101.1 Title. These regulations shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of Plano, Texas hereinafter referred to as "this code."

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 R102.4.2. 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 made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

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

BUILDING INSPECTIONS DEPARTMENT

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 R105.2 Work exempt from permit; amend and delete as follows:

Building:

1. One-story... *{item unchanged}* does not exceed 120 square feet.
2. *[Deleted.]*
5. *[Deleted.]*

Section R105.3 Application for permit; *is amended by the addition of the following paragraphs:*

Registration:

To obtain a permit the applicant shall be registered as a contractor.

- a. Registration Requirements: Contractors may register by making application on forms provided by the Building Official.
- b. Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required State of Texas licenses and insurance.
- c. Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required, approved inspections.
2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
3. Expiration, suspension or revocation of required license, bond or insurance.

Exception: Homeowners may obtain permits to do work at their residence without being registered.

Section R105.3.1 Action on application; *is amended by the addition of the following paragraph:*

A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section R105.3.1.1& R106.1.4; *delete these sections.*

Section R105.10; *add Section R105.10 to read as follows:*

R105.10 Withdrawn Permits. Permits may be withdrawn by the applicant if no work has

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commenced on the project. Permit fees exceeding \$100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a permit to complete the work, or when work has started unless an inspection has been made and the Building Official has determined that the existing work has created no violation of any code or ordinance.

Expired permits may be withdrawn if determined by the Building Official that no work has commenced.

Withdrawn permits with fees of less than one hundred (\$100) dollars are nonrefundable.

Section R106.1 Submittal documents; *is amended by the addition of the following paragraphs:*

Foundation plans and braced wall plans shall be submitted with each application. These plans shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal, signature, and date. Braced wall design plans may be approved by the building official.

All structural plans, 6,000 square feet and greater under roof, shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal, signature, and date.

Section R106.1.3; *add Section R106.1.3 to read as follows:*

R106.1.3 Information on braced wall design. For buildings and structures utilizing braced wall design, and where required by the *building official*, braced wall lines shall be identified on the *construction documents* and shall be designed by an engineer licensed by the state of Texas. Pertinent information including, but not limited to, bracing methods, location and length of *braced wall panels* and foundation requirements of braced wall panels at top and bottom shall be provided.

Section R106.3.1 Approval of construction documents; *is changed to read as follows:*

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states "APPROVED and APPROVED AS NOTED BY THE BUILDING OFFICIAL". *{the remainder of the section is unchanged}*

Section R107 Temporary Structures and Uses; *amended by the addition of section R107.2.1.*

R107.2.1 Adequate toilet facilities. In partially completed phased subdivisions or projects, more than one permanent or temporary toilet may be required, but not less than one shall be provided and at least one permanent or temporary toilet facility shall be maintained in each subdivision or project for the employees or subcontractors of each builder holding a permit for a building in that subdivision or project. A toilet facility must be provided by each builder as long as the builder holds an active building permit in the subdivision or project.

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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 that 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, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Section R108.7; *add Section 108.7 to read as follows:*

R108.7 Re-inspection Fee. A re-inspection fee may be charged but not be limited to the following:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. Approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

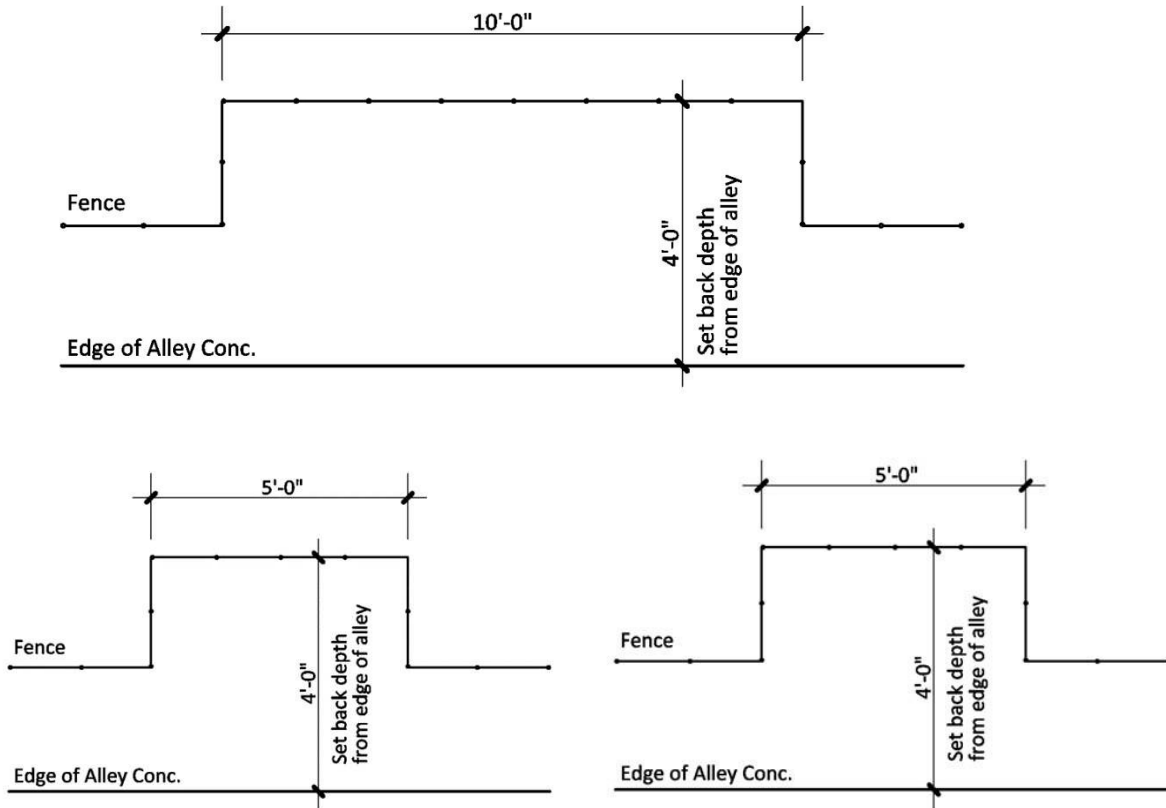
Section R109 Other Inspections; *add section 109.1.5.2 to read as follows:*

R109.1.5.2 Fences with rolling gates. Where a fence with a rolling gate is constructed a trash dumpster service access pad shall be installed. The trash dumpster service access pad shall be a ten foot by four (10x4) foot space, setback four (4) feet from the edge of the alley or shall be two (2) five foot by four (5x4) foot spaces, setback four (4) feet from the edge of the alley. See figure 109.1.5.2

Section R109 Other Inspections; *add figure R109.1.5.2*

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FIGURE R 109.1.5.2 - FENCE LAYOUTS FOR ROLLING GATES



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

Section R112 Board of Appeals; *is changed so that the Section title shall read “Building Standards Commission.”*

Section R112.3 Qualifications; *deleted in its entirety.*

Section R114.3 Construction debris

a. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the Building Official or his designee, and such construction debris poses a threat to public health, safety and comfort so that it constitutes a nuisance, the Building Official or his designee may order the work stopped and the Contractor shall clean up the construction debris within thirty-six (36) hours of receiving notice of the violation. After the expiration of the thirty-six (36) hour period, Contractor shall pay City a re-inspection fee to offset costs incurred by City due to the necessary re-inspection before the stop work order is lifted.

b. As used herein, the term “Construction Debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a Contractor, Subcontractor, and their employees, agents, and assigns.

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c. As used herein “Costs” shall mean all expense incurred by City for the cleaning of the job site and the amount of any unpaid municipal court fine.

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

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a *yard* or *public way* on at least two sides.

Section R202 Definitions; *add definition of “Floor Area, Gross” as follows;*

The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts

Section R202 Definitions; *add definition of “Recreation Room” as follows;*

A room in a dwelling unit, which is intended for such uses as viewing television or films, listening to recordings, or participating in video or similar games. The area of this room is not to exceed one-tenth of the floor area of the habitable space of the dwelling unit.

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN	ICE BARRIER UNDER-	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	Topographic Effects ^k	Special Wind	Windborne		Weathering ^a	Frost Line Depth ^h	Termite ^c					
5 lb/ft	115 (3 sec-gust)/76 fastest mile	No	No	No	A	Moderate	6"	Very Heavy	22 ⁰ F	No	Local Code	150	64.9 ⁰ F

Delete remainder of table Manual J Design Criteria and footnote N

Section R302.1; *add exception #6 to read as follows:*

Exceptions: *{previous exceptions unchanged}*

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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:

1. *{existing text unchanged}*
2. *{existing text unchanged}*
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.5.1; *change to read as follows:*

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Section R303.3, Exception; *amend to read as follows:*

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

Section R307.2 and R307.3; *added to read as follows:*

R307.2 Toilet space.

Required at one toilet at grade level. Blocking per Sec. R307.2 and Figure 307.2, shall be installed at a rear wall behind a toilet and at one adjacent wall where it is provided.

R307.3 Blocking.

Blocking may be 1/2" plywood let in flush with wall or 2 x 12 blocking per Figure 307.3.

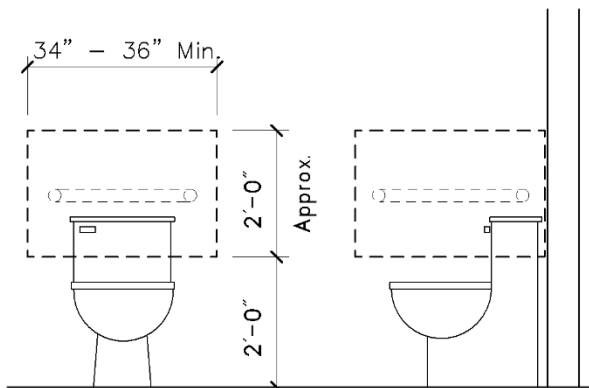


Figure 307.2

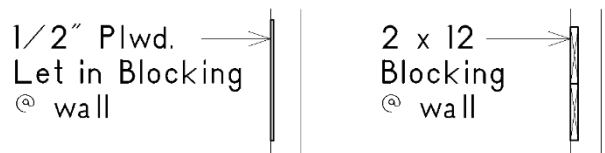


Figure 307.3

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Section R313.2 One- and two-family dwellings automatic fire sprinkler systems; *delete sections R313.2, R313.2.1 in their entirety.*

Section R314.3 Location; is amended with the addition of the following:

5. Enclosed Recreation/Media Room

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 R319.1 Address identification; *amend and add to the second sentence as follows:*

...street or road fronting the property, and from rear alleyways adjacent to the property.
{remainder unchanged}

Section R322 Flood Resistant Construction. *Deleted Section.*

Section R325.6 Habitable attic; *delete section R325.6 in its entirety.*

Section R401.2, *amended 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 this code shall be designed and sealed by a Texas-registered engineer.
(Amendment to 2015 IRC carried forward to 2018 IRC.)

Subsection R602.6 Drilling and notching of studs; *is amended by the addition to first sentence to read as follows.*

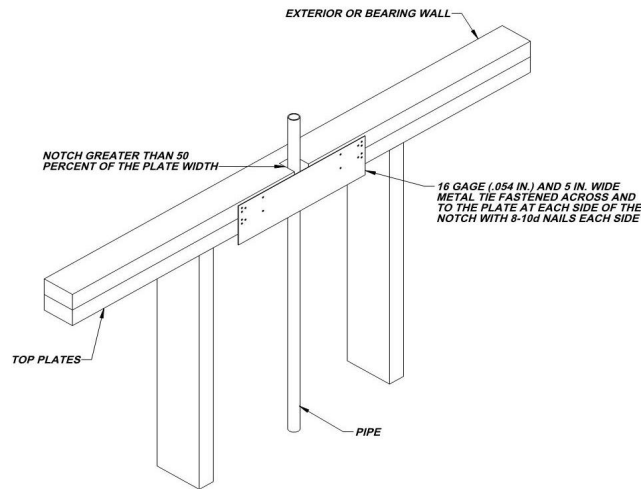
Studs that are drilled or notched for plumbing pipes shall be 2x6 or larger.

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 0.054 inch thick (1.37 mm) (16 Ga) and 5 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 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

Figure R602.6.1; delete the figure and insert the following figure:



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, or C roofing shall be installed. {remainder unchanged}

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}

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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.

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 a sanitary sewer through a trap, by means of a direct or indirect drain. *{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 device may be installed only with prior approval of the *building official*.

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

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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 and add exception 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 venting 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 m³/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 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

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. Installation of direct-vent water heaters within an enclosure is not required

Section G2408.3 (305.5)Private Garages; *delete.*

Section G2415.2.1 (404.2.1) 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 wording shall be stamped into the tag:

"WARNING: 1/2 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.

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G2415.12.1 (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 *pipng* 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 2417.1.5 to determine compliance with the provisions of this *code*. The *permit* holder shall give reasonable advance notice to the *building official* when the *pipng 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.

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:

G2417.4.1 (406.4.1) 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 of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests 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 of 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 psi), 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 fifteen (15) minutes. For welded *pipng*, and for *pipng* carrying gas at pressures in excess of fourteen (14) inches water column

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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 G2420.1.4 to read as follows:*

G2420.1.4 Valves in CSST installations. Shutoff *valves* installed with corrugated stainless steel (CSST) *pipng 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 *pipng*, 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 *pipng*.

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

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve...*{bulk of paragraph unchanged}*... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1); *add text and Exception 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 and removed through the required *attic* opening.

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

Section G2445.2 (621.2); *add Exception to read as follows:*

G2445.2 (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 108.7 of the Fuel Gas Code.

Section G2448.1.1 (624.1.1); *change to read as follows:*

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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:*

P2603.3 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 or 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 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 P2604.2.1; *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 minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section P2801.6; *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 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inch (0.9 mm) in thickness.
3. Other *approved* materials.

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

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Section P2801.6.1 Pan size and drain. The pan shall be not less than 1 1/2 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 3/4 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 manufactures installation instructions and installed with those instructions. *{existing text unchanged}*

Section P2801.7; *add to exception to read as follows:*

Exceptions: *[Existing Text to Remain]* In addition, Electric Water Heaters.

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 manufactures installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors.
[remainder unchanged]

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.

Table P2906.4; *change to read as follows:*

Table P2906.4 Water Service Pipe; *amended by the deletion of "Polyvinyl chloride PVC plastic pipe"*

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

P3003.9.2 Solvent Cementing. Joint surfaces shall be clean and 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 B182.1 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 in its entirety.*

Section P3112.2 Vent Collection; *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 level 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 (1) piece fitting or an assembly of a forty-five (45) 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.

E401.1 Applicability. *Delete paragraph and amend as follows:*

Chapter 34 through 43 is included for informational purposes only. The 2017 National Electrical Code (NEC®) (NFPA70® - 2017) shall govern for the construction of one and two family dwellings and structures regulated by this code.

Appendix M, “Home Day Care — R3 Occupancy; amended to read as follows:
REQUIREMENTS FOR GROUP R; DIVISION 3.1 OCCUPANCIES
“In Home Daycare”

Subsection AM101.I General; *changed in its entirety to read as follows;*

Building or parts of buildings classified as R3.1 shall comply with the provisions noted below along with any non-amended provisions located in Appendix M .

Subsection AM101.2 Special Provisions *is added:*

All rooms or spaces used for providing daycare shall be located on the ground floor. All stairways or ramps providing access to areas above or below the ground floor shall be made inaccessible to children by means of an approved permanent barrier located at the ground floor.

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Subsection AM101.3 Certificate of Occupancy is added:

A Certificate of Occupancy is required for all buildings containing R-3.1 occupancy. Such Certificate of Occupancy must be renewed annually in conjunction with the State mandated inspections conducted by the Fire Department. The Certificate of Occupancy will only be renewed when it is determined by the Fire Marshall that the building complies with all the provisions of this Chapter. Application for the Certificate of Occupancy shall be made in the Office of the Building Official and a fee shall be collected as prescribed in the approved fee schedule.

Section AM102 Definitions add the following:

In home daycare or Day Care Center (in home) - An operation providing care in the caretaker's residence for less than 24 hours a day for up to 8 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 8 at any time. (ZC 20012-21, Ordinance No. 2012-8-16); if required by the State of Texas, the daycare must be licensed or registered.

Habitable rooms - Rooms use for living, sleeping, eating, and cooking.

Subsection AM103.1.2 Basements; *is deleted in its entirety.*

Subsection AM103.3 Type of lock and latches for exits. *add the following:*

An approved emergency plan shall be posted and maintained in the dwelling.

Section AM104 Smoke Detection; is changed in its entirety and replacing AM104.1, AM104.2, and AM104.3 with the following sections:

Subsection AM104.1 General. Every habitable room in buildings housing R3.1 Occupancies shall be equipped with an approved smoke detector. All such smoke detectors shall be interconnected in such a manner that if smoke is detected by a detector, all of the detectors will alarm.

Exceptions: An approved heat detector may be substituted for the required smoke detector located in the kitchen in R3.1 Occupancies. All other requirements for smoke detection equipment for R3.1 Occupancies must be met.

Subsection AM104.2 Kitchens. Kitchens in buildings housing R3.1 Occupancies shall be equipped with an approved 2A:10-B:C fire extinguisher. An additional approved 2A:10-B:C fire extinguisher shall be located in the area of the building used for daycare purposes.”

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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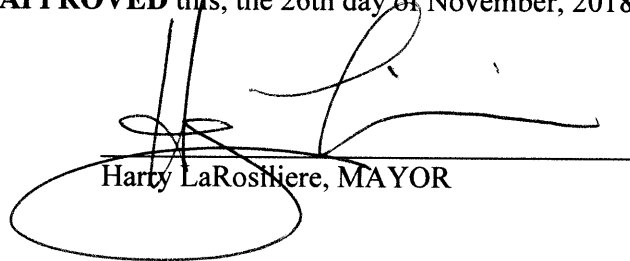
Section IV. It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 2018.



Harty LaRosliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY