

PLUMBING CODE

ORDINANCE NO. 158-2017

An ordinance of the City Of Lone Oak adopting the 2012 edition of the International Plumbing Code, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the plumbing systems in the City Of Lone Oak; providing the issuance of permits and collection of fees therefor; repealing Ordinance No. 140-2014 which repealed Ordinance No. 35-101 Of the City of Lone Oak and all other ordinances and parts of the ordinances in conflict therewith.

The City of Lone Oak does ordain as follows:

Section I. That a certain document, electronic copies of which are on file in the office of the City Secretary of the City of Lone Oak, being marked and designated as the International Plumbing Code, 2012 edition, including Appendix Chapters A-G, as published by the International Code Council, be and is hereby adopted as the Plumbing code of the City of Lone Oak, in the state of Texas regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions, and terms of said Plumbing code on a file in the office of the City of Lone Oak are hereby referred to, adopted, made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 2 of this ordinance.

Section II. The following sections are hereby revised:

Section 101.1.1 Insert CITY OF LONE OAK

Section 102.8; change to read as follows:

102.8 Referenced codes and standards The codes and standards referenced in this code shall be those that are listed in Chapter 14 and such codes when specifically adopted and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference Where the differences occur between provisions of this code and the referenced standards the provisions of this code shall be the minimum requirements 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 Electrical Code as adopted

Section 103.2; change to read as follows:

“103.2 Code official. The code official shall be appointed by the City Council.”

Section 106.6.2 Insert 30 days

Section 106.6; change to read as follows:

“106.6 Fees. A permit will not be issued until all fees are paid as outlined in Ordinance 163-2017”

Section 106.6.2 Insert "Ordinance 163-2017"
Section 106.6.3.2 Insert "50%"
Section 106.6.3.3 Insert "100%"
Section 108.4 Inserts "[violation of ORDINANCE NO. 158-2017] [\$500.00] [0 of days]"
Section 108.5 Inserts "[100.00] [500.00]"

Section 104.7; change to read as follows:

"104.7 Department records. Water department utility cleric shall keep all records pertaining to applications, permits, certificates, fees collected, inspection reports, notices and orders issued."

Section 109.2; change to read as follows:

"109.2 Membership of Board. The board of appeals elected members is the city council whose term is 2 years followed by an election. Place 1, 3, 5 on odd years. Place 2, 4 and mayor on even years."

Section 109.2.1-109.2.2 removed in its entirety

Section 109.2.3; change to read as follows:

"109.2.3 Chairman. The chairman of the board is current elected Mayor."

Section 109.2.5; change to read as follows:

"109.2.5 Secretary. Currently employed City Secretary is to retain a detailed record of all proceedings."

Section 109.2.6; change to read as follows:

"109.2.6 Compensation of members. No compensation to members"

Section 109.3; change to read as follows:

"109.3 Notice of meeting. Notice is posted as required for City council meetings. Appeals will be put into discussion for possible action during regular City Council meetings which is held on the 2nd Tuesday of each month not to exceed 31 days from request for appeal."

Section 109.4.1; change to read as follows:

"109.4.1 Procedures. Council meeting are to be conducted in accordance with "Roberts Rule of order".

Section 305.4 Insert "12 inches"

Section 305.7; change to read as follows:

305.7 Protection of components of plumbing system. Components of a plumbing system installed within 3 feet of 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.

Section 314.2.1; change to read as follows:

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such shall maintain a horizontal slow in the direction of discharge of not less than one eighth unit vertical in 12 units horizontal (1-percent slope) Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

Section 401.1; add a sentence to read as follows:

“The provisions of this Chapter are meant to work in coordination with the provisions of the Building Code. Should any conflicts arise between the two chapters; the Code Official shall determine which provision applies.”

Section 409.2; change to read as follows:

“409.2 Water connection. The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.”

Section 412.4; change to read as follows:

“412.4 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 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 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
3. Public restrooms.”

Section 502.6; add Section 502.6 to read as follows:

“502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.
Exception: Any water heater of ten (10) gallons or less capacity (or larger with approval) capable of being accessed through a lay-in ceiling or any water heater installed not more than ten (10) feet (3048 mm) above the ground or floor level that may be reached with a portable ladder are excluded from the requirement of this section.”

Section 502.6.1; add section 502.6.1 to read as follows:

“502.6.1 Illumination and convenience outlet. 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 Section 502.1.”

Section 504.6; change to read as follows:

“504.6 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. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

4. Discharge to an indirect waste receptor or to the outdoors. Where discharging to the outdoors in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area.
5. Discharge in a manner that does not cause personal injury or structural damage.
6. Discharge to a termination point that is readily observable by the building occupants.
7. Not be trapped.
8. Be installed so as to flow by gravity.
9. Not terminate less than 6 inches or more than 24 inches (152 mm) above grade nor more than 6 inches above the waste receptor.
10. Not have a threaded connection at the end of such piping.
11. Not have valves or tee fittings.
12. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.”

Section 606.1; delete items #4 and #5.

Section 606.2; delete item #2

Section 712; change to read as follows:

712.3.3.1 Materials. Pipe and fitting materials shall be constructed of brass, copper, CPVC, ductile iron, stainless steel, galvanized iron, PE, or PVC.

Section 712.5; add Section 712.5 to read as follows:

“712.5 Dual Pump System. For occupancies greater than single family residential, 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.”

Section 714, 714.1; change to read as follows:

SECTION 714 ENGINEERED DRAINAGE DESIGN 714.1 Design of drainage system. The sizing, design and layout of the drainage system shall be permitted to be designed by approved design methods.

Section 802.4; add a sentence to the end of the paragraph to read as follows:

802.4 Standpipes. Standpipes shall be individually trapped. Stand pipe shall extend not less than 18 inches (457mm) but not greater than 42 inches (1066mm) above the trap weir. Access shall be provided to all stand pipes and drains for rodding. No standpipe shall be installed below the ground.

Section 903.1; change to read as follows:

903.1 Roof extensions. All open vent pipes that extend through a roof shall be terminated at least six (6) 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 7 feet (2134 mm) above the roof.

Section 917 Single stack vent system. Delete entire section.

Section 1106.1; change to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rainfall rate.

Section 1108.3; change to read as follows:

1108.3 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 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

Section III. This plumbing code is to coincide with any other codes such as building and residential, only to supersede plumbing specifications. Confliction with a building code or residential code, the plumbing code is to supersede but not to repeal the ordinances for Building or Residential codes. That ordinance No. 140 – 2014 of the City of Lone Oak entitled PLUMBING CODE is hereby repealed.

Section IV. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional such decision shall not affect the validity of the remaining portions of this ordinance. The City of Lone Oak hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section V. That nothing in this ordinance or in the Plumbing code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repeal as cited in section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section VI. That the City Secretary is hereby ordered and directed to cause this ordinance to be published.

Section VII. That this ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and April 1st 2017 from and after the date of its final passage and adoption.

Passed and approved on this ____ day of _____, 2017

Douglas E. Williams, Mayor.

ATTEST:

Kathy Voss, City Secretary