

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3, "BUILDING REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 3, "Building Regulations," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 34 of the Charter of the City of College Station.

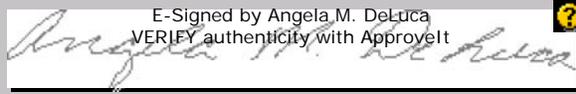
PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

E-Signed by Angela M. DeLuca
VERIFY authenticity with ApproveIt


City Attorney

EXHIBIT "A"

That Chapter 3, "Building Regulations," of the Code of Ordinances of the City of College Station, Texas, is hereby amended by amending Appendix 1 and Appendix 2 to read as follows:

APPENDIX 1**INTERNATIONAL BUILDING CODE ADOPTED**

A booklet entitled 'International Building Code, 2003 Edition, as amended and as hereafter may be amended, at least one (1) copy of which is on file in the office of the Building Official of the City of College Station, Texas, is hereby adopted and designated as the Building Code of the City of College Station, Texas.

AMENDMENTS TO INTERNATIONAL BUILDING CODE

A. The above referenced International Building Code is hereby amended as follows:

1. Section 101.2 (Scope) is amended by deleting exception number 2.
2. Section 101.4.1 (Electrical) is amended by deleting the reference to the "*ICC Electrical Code*" and replacing it with the "*National Electrical Code*, as adopted and amended by the City of College Station".
3. Section 105 (Permits) is amended by adding Section 105.1.3 to read as follows:

"105.1.3 Registration of Contractors.

It shall be the duty of every individual who makes contracts to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, and every individual making such contracts and subletting the same or any part thereof, to first register with the Building Official, giving full name, residence, name and place of business, and in case of removal from one place to another to have made corresponding change to the Building Official.

Exception: Homeowner permits as provided for in Section R105.2.4, International Residential Code.

Homebuilders and Remodelers - Homebuilders and remodelers performing work regulated by the Texas Residential Construction Commission shall be registered as required by State law before a building permit is issued by the City.

Plumbing Contractors - Plumbing contractors shall be licensed as prescribed by the State of Texas and shall register their license with the City of College Station before a plumbing permit is issued by the City.

Air Conditioning, Refrigeration and Heating Contractors - Air Conditioning, Refrigeration and Heating Contractors shall be licensed by the State of Texas and shall register their license with the City of College Station before a mechanical permit is issued by the City.

Licensed Irrigators - Irrigation Contractors shall be licensed Irrigators by the State of Texas shall register their license with the City of College Station before a lawn irrigation permit is issued by the City.

Electrical Contractors - Electrical Contractors shall be licensed by the State shall register their license with the City of College Station before an electrical permit is issued by the City.

Electrical Sign Contractors – Electrical Sign Contractors shall be licensed by the State shall register their license with the City of College Station before a permit is issued.

Before any license is registered with the City, the applicant shall have adequate insurance coverage for general liability as provided for by State law for the respective trade.”

4. Section 105.2 (Work exempt from permit) is amended by adding the following under “Electrical”:

“Replacing Fuses: No permit shall be required for replacing fuses of like rating.

Replacing Flush or Snap Switches: No permit shall be required for replacing flush or snap switches, receptacles, lamp sockets, the installation of lamps, or minor repairs on permanently connected electrical appliances.

Conveying Signals: No permit shall be required for the installation, maintenance or alteration of wiring, poles and down guys, apparatus, devices, appliances or equipment for telegraph, telephone, signal service or central station protective service used in conveying signals or intelligence, except where electrical work is done on the primary side of the source of power at a voltage over 50 volts and of more than 500 watts.

Wiring by Electric Public Service Company: No permit shall be required for the installation, maintenance or alteration of electric wiring, apparatus devices, appliances or equipment to be installed by an electric public service company for the use of such company in the generation, transmission, distribution, sale or utilization of electrical energy. However, an electric public service company shall not do any wiring on a customer's distribution system, including metering equipment wherever located and transformer vaults in which customer's transformers are located, nor shall any of its employees do any work other than done for said company as hereinbefore provided for by virtue of this exception.

Temporary Wiring: No permit shall be required for the installation of temporary wiring, apparatus, devices, appliances or equipment used by a recognized electrical training school or college.

Railway Crossing Signal Devices: No permit shall be required for the installation and maintenance of railway crossing signal devices, when such is performed by due authority of the railroad and in accordance with the standards of the American Railroad Association, and in collaboration with and approval of the Department of Public Services of the City of College Station.”

5. Section 106.1 (Submittal documents) is amended to include the following at the end of the section and before the exception:

“The design professional shall be an architect or engineer legally registered under the laws of Texas and shall affix his official seal to the construction documents for the following:

1. All group A, E and I occupancies.
2. Building and structures three or more stories in height
3. Buildings and structures 5,000 square feet or more in total area

Exception: Group R-3 buildings, regardless of size”

6. Section 108.6 (Refunds) is amended by deleting the existing text in its entirety and replacing it with the following:

“The City Manager or his designee is authorized to establish a refund policy.”
7. Section 109.3.5 (Lath and gypsum board inspection) is amended by deleting the section in its entirety.
8. Section 110.2 (Certificate issued) is amended by deleting items number 4, 5, 7, 10, and 11.
9. Section 112 (Board of Appeals) is amended by deleting the section in its entirety.
10. Section 115.1 (Conditions) is amended by deleting the sentence, “Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section.” and replacing it with the following: “Unsafe structures shall be taken down, removed or made safe as provided for in Section 1 (C), Chapter 3, Code of Ordinances.”
11. Section 303.1 (Assembly Group A) is amended by adding “tutorial services” under A-3.
12. Section 501.2 (premises identification) is amended by deleting the existing text in its entirety and replacing it with the following:

“501.2 Premises identification. An official address, assigned by the building Official or his designee, shall be provided and placed pursuant to this section in such a position as to be clearly visible from the public street or roadway fronting the property. Addresses placed pursuant to this section shall be a minimum four (4) inches in height and stroke of minimum one-half (1/2) inch, composed of a durable material and of a color that provides a contrast to the background itself. The official address shall be placed a minimum of thirty-six (36) inches and a maximum of thirty (30) feet in height measured from the ground level. Buildings or structures located more than fifty (50) feet from the street curb shall have an official address at least five (5) inches in height. Durable materials used for the official address shall include, but not be limited to, wood, plastic, metal, weather resistant paint, weather resistant vinyl, or weather resistant material designed for outside use on a glass surface. For single family residences, the requirement of this section may be met by providing a minimum of two (2) inch high numbers on both sides of a U. S. mailbox located near the curb in front of the house, or a freestanding structure with numbers at least four (4) inches in height.

A building complex composed of multiple structures or dwellings shall have an official suite or unit number assigned to each building, suite or tenant as well as a street address number. If there is sufficient street frontage, each building, suite or tenant may also be assigned an official street address number. The official street address number of each structure must be prominently posted on the building so that it is visible from the nearest public street or designated fire lane. Each number designated by the Building Official, or his designee, for each individual suite or unit must be conspicuously posted on each suite or unit. Commercial buildings with side or rear access in addition to the main entrance, shall also display the business name and official address on each side or rear door with characters at least two (2) inches in height. Residential structures which provide for rear vehicular access from a dedicated public alley, street or designated fire lane shall conspicuously post an official address at least two (2) inches in height so that it is visible from the public alley, street or designated fire lane.

The owner or manager of a building complex, which contains an enclosed shopping mall, shall submit to the Fire Official four (4) copies of diagrams acceptable to the Fire Marshal of the entire complex, indicating the location and number of each business. When a change in a business name or location is made, the owner or manager shall so advise the Fire Marshal in writing of the change.”

13. Table 803.5 (Interior Wall And Ceiling Finish Rating By Occupancy) is amended by deleting the existing text in footnote “d” and replacing it with the following:

“Class A interior finish material shall be required in all areas of all assembly occupancies, whether sprinklered or not, except as provided for in notes e and f below.”
14. Section 903.1 (General) is amended by adding the following text at the end of said section:

“For the purposes of this section, the term ‘fire area’ shall be replaced with ‘building area’.”
15. Section 903.2 (Where required) is amended by adding the following text at the end of said section:

“In addition to the requirements of this section, an automatic sprinkler system shall be provided throughout all new buildings and structures as follows:
 1. Where the total building area exceeds 12,000 square feet in area.
 2. Where the height exceeds two stories, regardless of area.”
16. Section 903.2.2 (Group E) is amended by deleting the exception and replacing “20,000 square feet” with “12,000 square feet”.
17. Section 903.2.3 (Group F-1) is amended by deleting the text in item “2” and “3”.
18. Section 903.2.6 (Group M) is amended by replacing “three stories above grade” with “two stories above grade” in item “2” and by replacing “24,000 square feet” with “12,000 square feet” in item “3”.
19. Section 903.2.7 (Group R) is amended by deleting the section in its entirety.
20. Section 903.2.8 (Group S-1) is amended by replacing “three stories above grade” with “two stories above grade” in item “2” and by replacing “24,000 square feet” with “12,000 square feet” in item “3”.
21. Section 903.3.7 (Fire department connections) is amended by deleting “building official” and replacing it with “fire official”.
22. Section 907.9.1.2 (Employee work areas) is amended by deleting the existing text in its entirety and replacing it with the following:

“Where a fire alarm and detection system is required, employee work areas shall be provided with devices that provide audible and visible alarm notification.”
23. Section 1004.2 (Increased occupant load) is amended by deleting the section in its entirety.
24. Section 1004.3 (Posting of occupant load) is amended by adding the following text to the end of said section:

“For the purposes of this section, the occupant load shall be the number of occupants computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2.”

25. Section 1612.3 (Establishment of flood hazard areas) is amended by inserting "Brazos County" for name of jurisdiction and "July 2, 1992" for the date of issuance.
26. Section 1911 (Minimum slab provisions) is amended by adding Section 1911.2 to read as follows:

 "1911.2 Minimum foundation standard. All slabs-on-grade with turned-down footings shall comply with the Minimum Foundation Standard as shown in figure 1."
27. Appendix D (Fire Districts) is hereby adopted.

This page reserved for
Minimum Foundation Standard

AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE

- B. The International Residential Code adopted by reference in Section 101.2, 2003 International Building Code, is hereby amended as follows:
1. Section R101.2 (Scope) is amended by deleting the exception.
 2. Section R102.4 (Referenced codes and standards) is amended by adding the following to said section:

"Any reference to the *ICC Electrical Code* shall mean the *National Electrical Code*, as adopted and amended by the City of College Station."
 3. Section R105.2 (Work exempt from permit) is amended by deleting number one under "Building" and replacing it with the following:

"1. One detached accessory structure per residential lot, provided the floor area does not exceed 120 square feet and the structure complies with all of the following:
 - a. The accessory structure is not located in a surface drainage easement.
 - b. The accessory structure is not permanently affixed to the ground.
 - c. The accessory structure is located in the rear yard.
 - d. The accessory structure is not provided with utilities (sewer, water, gas or electricity)."
 4. Section R105.2 is amended by adding the following under "Building".

"10. Uncovered decks, patios or other raised floor surfaces located not more than 30 inches above adjacent grade."
 5. Section R105.2.4 is added to read as follows:

"**R105.2.4 Homeowner permit.** A property owner may obtain a building permit to perform work on a building owned and occupied by him as his homestead without registering with the City as a contractor. However, work involving the electrical, plumbing and mechanical systems must be permitted and installed by licensed contractors."
 6. Section R106.3.1 (Approval of construction documents) is amended by deleting the last sentence in said section.
 7. Section R108.3 (Building permit valuations) is amended by added the following to said section:

"If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final permit valuation shall be set by the building official."
 8. Section R108.5 (Refunds) is amended by deleting the text in said section and replacing it with the following:

"The City Manager or his designee is authorized to establish a refund policy."
 9. Section R112 (Board of Appeals) is amended by deleting the section in its entirety.
 10. Section R202 (Definitions) is amended by deleting the definition of "Townhouse" in its entirety and replacing it with the following:

“Townhouse. A single family dwelling 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.”

11. Appendix G (Swimming Pools, spas and hot tubs) is hereby adopted.
12. Section R302.1 (Exterior walls) is amended by deleting the existing text and replacing it with the following:

R302.1 Exterior walls. Exterior walls with a fire separation distance less than 3 feet shall have not less than a one hour fire-resistive rating with exposure from both sides. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exception: Tool and storage sheds, playhouses and similar structures exempted from permits by Section R105.2 are not required to provide wall protection based on location on the lot.

Projections. Projections may extend beyond the exterior wall on zero lot line construction. Projections shall be constructed from non-combustible material on the underside and may project a maximum of 18 inches, excluding non-combustible gutters, over the adjacent property line.

Exception: Tool and storage sheds, playhouses and similar structures exempted from permits by Section R 105.2 shall not extend over the lot line in zero lot line construction.

Combustibles in maintenance easement. The construction of any structure utilizing combustible material or the storage of combustible material is prohibited within the maintenance easement. The term “maintenance easement” is defined in Article 11 of the UDO.

Exception: A wood fence may be installed in the maintenance easement.

13. Section R309.2 (Separation required) is amended by adding the following exception:

“Exception: One unprotected attic access opening, not exceeding 30 inches by 54 inches in size, is allowed per garage.”
14. Section R310.1.1 (Minimum opening area) is amended by deleting the section in its entirety.
15. Section R311.5.6.2 (Continuity) is amended by deleting the following text in said section:

“Handrail ends shall be returned or shall terminate in newel posts or safety terminals.”
16. Section R321.1 (Premises identification) is amended by deleting the existing text in its entirety and replacing it with the following:

“Premises identification shall comply with Section 501.2, International Building Code, as amended.”
17. Section 323.2.1 (Elevation requirements) is amended by deleting the existing text, save the exception, and replacing it with the following:

“1. Buildings and structures shall have the lowest floors elevated in accordance with the City of College Station Code of Ordinances, Chapter 13 (Flood Hazard Protection) and the City of College Station Drainage Policy and Design Standards (refer to Section II.D).

2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated above the highest adjacent grade as the depth number specified in feet on the Flood Insurance Rate Maps, or at least 2 feet if a depth

number is not specified, plus the additional footage requirements in the City of College Station Code of Ordinances, Chapter 13 (Flood Hazard Protection) and the City of College Station Drainage Policy and Design Standards (refer to Section II.D).

3. Basement floors that are below grade on all sides shall be elevated in accordance with the City of College Station Code of Ordinances, Chapter 13 (Flood Hazard Protection) and the City of College Station Drainage Policy and Design Standards (refer to Section II.D).

18. Section R403.1.3.2 (Slabs-on-ground with turned-down footings) is amended by deleting the existing text and replacing it with the following to read as follows:

“All slabs-on-ground with turned-down footings shall comply with the minimum foundation standard in Section 1911.2, International Building Code.”

19. Section N1102 (Building envelope) is amended by adding N1102.5 to read as follows:

“**N1102.5 Windows.** Single pane windows shall not be installed in the building envelope.”

20. Section N1102.1.10 (Air leakage) is amended by adding the following at the end of said section:

“All header and top plate penetrations in attached garages shall also be sealed to limit uncontrolled air movement.”

21. Section N1102.1.11 (Recessed lighting fixtures) is amended by deleting paragraphs number 2 and 3.

22. Section N1103 (Mechanical systems) is amended by adding N1103.6 to read as follows:

“**N1103.6 Electric resistance heat.** Electric resistance heat shall not be used as the primary source of heat required by this code.”

Exception: Electric resistance heat may be used for dwelling units or additions not exceeding 500 square feet in area.”

23. *Section M1305.1.3 (Appliances in attics) is amended by adding exception number 2 to read as follows:

“**Exception:** Where the passageway is not less than 6 feet high for its entire length, the passageway shall be not greater than 50 feet in length.”

24. Section M1305.1.4.1 (Ground clearance) is amended by replacing “6 inches (152 mm)” with “3 inches”.

25. Section M1411.3 (Condensate disposal) is amended by deleting the existing text and replacing with the following:

“Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to the sanitary sewer system, if available. The condensate drain shall be connected to the sanitary sewer system in a manner approved by the code official.

Exception: When a sanitary sewer system is not available on the premises, or connection thereto is not practical, the condensate shall discharge into an approved French drain.”

26. Section M1703 (All air from outdoors) is amended by adding M1703.6 to read as follows:
- “M1703.6 Single opening or duct.** For an appliance with a minimum clearance of 1 inch on the sides and 6 inches on the front, outside combustion air may be supplied through one opening or duct. The air opening and duct shall have a free area of not less than 1 square inch per 3,000 Btu/h of the total input rating of all appliances in the enclosure. The opening or duct shall be within 12 inches of the top of the enclosure. The opening is permitted to connect to spaces directly communicating with the outdoors, such as ventilated attic spaces. When a duct is used to provide combustion air from an attic space, it shall extend at least 6 inches above the ceiling joists and ceiling insulation.”
27. Section G2408.3 (Private garages) is amended by deleting the section in its entirety.
28. Section G2414.5.2 (Copper tubing) is amended by deleting said section in its entirety.
29. Section G2417.1.2 (Repairs and additions) is amended by deleting the existing text in its entirety and replacing it with the following:
- “In the event repairs or additions are made after the pressure test, the affected piping shall be tested. If approved by the code official, minor repairs and additions are not required to be pressure tested provided the work is inspected and connections are tested with a noncorrosive leak-detecting fluid or other leak detecting methods.”
30. Section G2417.4 (Test pressure measurement) is amended by deleting the existing text in its entirety and replacing it with the following:
- “Test pressure measurement shall comply with Section 406.4, 2003 International Fuel Gas Code, as amended.”
31. Section G2417.4.1 (Test pressure) is amended by deleting the existing text in its entirety and replacing it with the following:
- “Test pressure shall comply with Section 406.4.1, 2003 International Fuel Gas Code, as amended.”
32. Section G2420.5 (Equipment shutoff valve) is amended by replacing the words “provided with ready access” with the word “accessible” in the exception.
33. Section P2503.7 (Inspection and testing of backflow prevention devices) is amended by deleting the section in its entirety and replacing with the following:
- “Inspection and testing of backflow prevention devices shall comply with Section 312.9, 2003 International Plumbing Code, as amended.”
34. Section P2902.4.3 (Lawn irrigation systems) is amended by deleting the first sentence in said section and replacing it with the following:
- “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 reduced pressure principle backflow preventer or a double check valve assembly.”

35. Table P2904.4.1 (Water service pipe) is amended by deleting the following materials:

“Acrylonitrile butadiene styrene (ABS) plastic pipe
Asbestos-cement pipe
Polybutylene (PB) plastic pipe and tubing
Polyethylene (PE) plastic pipe
Polyethylene (PE) plastic tubing
Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe”

36. Table P2904.5 (Water distribution pipe) is amended by deleting the following materials:

“Polybutylene (PB) plastic pipe and tubing
Polyethylene/aluminum/polyethylene (PE-AL-PE) composite pipe”

37. Section P2904.5.1 (Under concrete slabs) is amended by deleting the existing text and replacing it with the following:

“Inaccessible water distribution piping under slabs shall be copper (minimum type K), cross-linked polyethylene (PEX) tubing, or cross-linked polyethylene/aluminum/cross-linked polyethylene (PEX-AL-PEX) pipe, all installed without joints or connections. Materials subject to corrosion shall be protected when exposed to concrete or corrosive soils.”

38. Section P3002.2. (Building sewer) is amended by adding P3002.2.1 to read as follows:

“P3002.2.1 Depth of building sewer. Building sewer pipe shall be installed with a minimum of twelve (12) inches of cover. Where conditions prohibit the required amount of cover, cast iron pipe with approved joints may be used unless other means of protecting the pipe is provided as approved by the Building Official.”

39. Section P3103.1 (Roof extension) is amended by inserting “six (6)” in the designated blanks.

40. Section E3301.1 (applicability) is amended by deleting the section in its entirety and replacing with the following:

“Electrical installations shall comply with the *National Electrical Code*, as adopted and amended by the City of College Station.”

AMENDMENTS TO INTERNATIONAL FUEL GAS CODE

- C. The International Fuel Gas Code adopted by reference in Section 101.4.2, 2003 International Building Code is hereby amended as follows:
1. Section 102.8 (Referenced codes and standards) is amended by adding the following exception:
“Exception: Any reference to the *ICC Electrical Code* shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.”
 2. Section 106.3 (Application for permit) is amended by deleting the text in said section and replacing it with the following:
“The code official may require a permit application for work regulated by this code.”
 3. Section 106.5.2 (Fee schedule) is amended by deleting the section in its entirety.
 4. Section 106.5.3 (Fee refunds) is amended by deleting the text in said section and replacing it with the following:
“The City Manager or his designee is authorized to establish a refund policy.”
 5. Section 109 (Means of Appeal) is amended by deleting the section in its entirety.
 6. Section 305.5 (Private garages) is amended by deleting the section in its entirety.
 7. Section 305.7 (Clearance above grade) is amended by replacing “6 inches (152 mm)” with “3 inches”.
 8. Section 403.4.3 (Copper and brass) is amended by deleting the section in its entirety.
 9. Section 403.5.2 (Copper and brass tubing) is amended by deleting the section in its entirety.
 10. Section 406.1.2 (Repairs and additions) is amended by deleting the existing text in its entirety and replacing it with the following:
“In the event repairs or additions are made after the pressure test, the affected piping shall be tested. If approved by the code official, minor repairs and additions are not required to be pressure tested provided the work is inspected and connections are tested with a noncorrosive leak-detecting fluid or other leak detecting methods.”
 11. Section 406.4 (Test pressure measurement) is amended by adding the following to the end of said section:
‘For gas systems with a working pressure up to and including five (5) psi., a diaphragm gauge utilizing a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, 2/10 pound incrementation and a pressure range not more than twenty (20) psi shall be acceptable. A mechanical spring gauge is only acceptable for use on gas systems requiring a pressure test of more than 20 psig.’
 12. Section 406.4.1 (Test pressure) is amended by deleting the existing text in it entirety and replacing it with the following:

'The test pressure to be used shall be no less than twice the proposed maximum working pressure, but no less than five (5) psig, irrespective of design pressure.'

13. Section 406.4.2 (Test duration) is amended by deleting the existing text in its entirety and replacing it with the following:

"Gas piping systems shall withstand the required pressure test for a period of not less than ten (10) minutes without showing any drop in pressure."

AMENDMENTS TO INTERNATIONAL MECHANICAL CODE

D. The International Mechanical Code adopted by reference in Section 101.4.3, 2003 International Building Code is hereby amended as follows:

1. Section 101.2 (Scope) is amended by deleting exception number two.
2. Section 102.8 (Referenced codes and standards) is amended by adding the following exception:

“**Exception:** Any reference to the *ICC Electrical Code* shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.”
3. Section 106.3 (Application for permit) is amended by deleting the text in said section and replacing it with the following:

“The code official may require a permit application for work regulated by this code.”
4. Section 106.5.2 (Fee schedule) is amended by deleting the section in its entirety.
5. Section 106.5.3 (Fee refunds) is amended by deleting the text in said section and replacing it with the following:

“The City Manager or his designee is authorized to establish a refund policy.”
6. Section 108.5 (Stop work orders) is amended by inserting the following amounts in the blanks provided at the end of said section:

“twenty-five (\$25.00)” in the first blank and “two-thousand (\$2,000.00)” in the second blank
7. Section 109 (Means of Appeal) is amended by deleting the section in its entirety.
8. Section 304.6 (Private garages) is amended by deleting the section in its entirety.
9. Section 304.9 (Clearances from grade) is amended by replacing “6 inches (152 mm)” with “3 inches”.
10. Section 507.16.1 (Capture and containment test) is amended by deleting the section in its entirety.

AMENDMENTS TO INTERNATIONAL PLUMBING CODE

- E. The International Plumbing Code adopted by reference in Section 101.4.4, 2003 International Building Code is hereby amended as follows:
1. Section 101.2 (Scope) is amended by deleting exception number two.
 2. Section 102.8 (Referenced codes and standards) is amended by adding the following exception:
“Exception: Any reference to the *ICC Electrical Code* shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.”
 3. Section 106.3 (Application for permit) is amended by deleting the text in said section and replacing it with the following:
“The code official may require a permit application for work regulated by this code.”
 4. Section 106.6.2 (Fee schedule) is amended by deleting the section in its entirety.
 5. Section 106.6.3 (Fee refunds) is amended by deleting the text in said section and replacing it with the following:
“The City Manager or his designee is authorized to establish a refund policy.”
 6. Section 108.5 (Stop work Orders) is amended by inserting the following amounts in the blanks provided at the end of said section:
“twenty-five (\$25.00)” in the first blank and “two-thousand (\$2,000.00)” in the second blank
 7. Section 109 (Means of Appeal) is amended by deleting the section in its entirety.
 8. Section 305.6.1 (Sewer depth) is amended by inserting “twelve (12)” in both blanks and adding the following sentence to the end of said section.

“Where conditions prohibit the required amount of cover, cast iron pipe with approved joints may be used unless other means of protecting the pipe is provided as approved by the Building Official.”
 9. Section 312.1 (Required tests) is amended by deleting the following text from said section:

“, for piping systems other than plastic, by”
 10. Section 312.2 (Drainage and vent water test) is amended by deleting said section in its entirety and replacing with the following:

“312.2 Drainage water test. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest opening of the section under test, and each section shall be tested with not less than a 10-foot head of water. This pressure shall be held for at least 15 minutes. The drainage system shall then be tight at all points.”

11. Section 312.3 (Drainage and vent air test) is amended by deleting said section in its entirety and replacing with the following:

“312.3 Drainage air test. An air test shall be applied to the drainage piping by forcing air into the system until there is a uniform gauge pressure of 5 pounds per square inch (psi) or sufficient to balance a 10-inch column of mercury. This pressure shall be held for a test period of at least 15 minutes. Any adjustment to the test pressure required because of changes in ambient temperature or the seating of gaskets shall be made prior to the beginning of the test period.”
12. Section 312.9 (Inspection and testing of Backflow prevention assemblies.) is amended by deleting said section in its entirety and replacing with the following:

“312.9 Inspection and testing of backflow prevention devices and assemblies. Upon initial installation, an inspection shall be made of all backflow prevention devices and assemblies to determine whether they are operable. Testing of all backflow prevention devices and assemblies shall be in accordance Chapter 11, Section 10, Subsection F, of the Code of Ordinances, City of College Station, Texas.”
13. Section 410.1 (Approval) is amended by deleting the last sentence in said section and replacing it with the following:

“Where bottled water dispensers are provided in other occupancies, drinking fountains shall not be required.”
14. Table 605.3 (Water Service Pipe) is amended by deleting the following materials:

“Acrylonitrile butadiene styrene (ABS) plastic pipe
Asbestos-cement pipe
Polybutylene (PB) plastic pipe and tubing
Polyethylene (PE) plastic pipe
Polyethylene (PE) plastic tubing
Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe”
15. Table 605.4 (Water Distribution Pipe) is amended by deleting the following materials:

“Polybutylene (PB) plastic pipe and tubing
Polyethylene/aluminum/polyethylene (PE-AL-PE) composite pipe”
16. Section 606 (Installation of the Building Water Distribution System) is amended by adding section 606.7 to read as follows:

“606.7 Materials below slabs. Water distribution piping installed under concrete slabs shall be copper (minimum type K), cross-linked polyethylene (PEX) tubing, or cross-linked polyethylene/aluminum/polyethylene (PEX-AL-PEX) pipe, all installed without joints or connections. Materials subject to corrosion shall be protected when exposed to concrete or corrosive soils.”
17. Section 608.16.5 (Connections to lawn irrigation systems) is amended by adding the following sentence to the end of the section.

“Double check valve assemblies may be used to protect against backflow on lawn irrigation systems where chemical injection systems are not present.”

18. Section 701.2 (Sewer required) is amended by deleting the section in its entirety and replacing with the following:

“701.2 Sewer required. Every building in which plumbing fixtures are installed and all premises having sanitary drainage piping shall be connected to an approved sewer. Private sewage systems must comply with City of College Station's Code of Ordinances (Chapter 11, Section 2). All private sewage disposal systems must comply with the latest adopted standards of the Texas Commission on Environmental Quality and be installed under the direction of the Brazos County Health Department. The installer shall be licensed by the Texas Commission on Environmental Quality.”

AMENDMENTS TO INTERNATIONAL PROPERTY MAINTENANCE CODE

F. The International Property Maintenance Code adopted by reference in Section 101.4.5, 2003 International Building Code is hereby amended as follows:

1. Section 102.7 (Referenced codes and standards) is amended by adding the following exception:

“Exception: Any reference to the *ICC Electrical Code* shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.”

2. Section 107 (Notices and orders) is amended by deleting the section in its entirety.
3. Section 108 (Unsafe Structures and Equipment) is amended by deleting the section in its entirety:
4. Section 109 (Emergency Measures) is amended by deleting the section in its entirety.
5. Section 110 (Demolition) is amended by deleting the section in its entirety.
6. Section 111 (Means of Appeal) is amended by deleting the section in its entirety.
7. Section 302.4 (Weeds) is amended by deleting the section in its entirety.
8. Section 304.3 (Premises identification) is amended by deleting the text in said section and replacing it with the following:

“Premises identification shall be in compliance with Section 501.2, 2003 International Building Code as amended.”

9. Section 304.14 (Insect screens) is amended by deleting the existing text and replacing it with the following:

“Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any other areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exceptions:

1. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
 2. Screens shall not be required for windows and doors enclosing habitable spaces that contain central heating and air conditioning equipment that provide mechanical ventilation.”
10. Section 602.3 (Heat supply) is amended by adding the following dates in the blanks provided:
“1 October” in first blank and “30 April” in second blank
 11. Section 602.4 (Occupiable work spaces) is amended by adding the following dates in the blanks provided:
“1 October” in first blank and “30 April” in second blank

12. Section 602.4 (Occupiable work spaces) is amended by adding the following exception:
 - “3. Warehouse, storage rooms and similar areas that are not occupied on a constant basis.”

AMENDMENTS TO INTERNATIONAL ENERGY CONSERVATION CODE

G. The International Energy Conservation Code adopted by reference in Section 101.4.7, 2003 International Building Code is hereby amended as follows:

1. Section 101.2 (Scope) is amended by deleting the exception.
2. Section 107.1 (General) is amended by adding the following to said section:
“Any reference to the ICC Electrical Code shall mean the National Electrical Code, as adopted and amended by the City of College Station.”
3. Section R202 (General Definitions) is amended by deleting the definition of “Multiple Single Family Dwelling (Townhouse)” in its entirety and replacing it with the following:
“Townhouse. A single family dwelling 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.”
4. Section 502.1.3 (Recessed lighting fixtures) is amended by deleting items number two and three under said section.
5. Section 502.1.4.1 (Window and door assemblies) is amended by adding the following to the end of the section:
“Single pane windows shall not be installed in the building envelope.”
6. Section 502.1.4.2 (Caulking and sealants) is amended by adding the following to the end of the section:
“All header and top plate penetrations in attached garages shall also be sealed to limit uncontrolled air movement.”
7. Section 503.1 (General) is amended by adding the following at the end of the section:
“Exception. Electrical resistance heat may be used as the primary source of heating for buildings or spaces not exceeding five hundred (500) square feet in area.”
8. Table 503.3.3.3 (Minimum Duct Insulation) is amended by adding footnote “e.” to read as follows:
“e. Supply ducts in unconditioned attics may have an insulation R-Value of 6 when installed in conjunction with an air-conditioner having a minimum SEER rating of 12.”

H. REGISTRATION FEES.

Registration fees for contractors shall be set by Council resolution.

I. TEMPORARY OCCUPANCY OF STREETS WITH BUILDING MATERIAL, ETC.

1. Permit and Bond

Hereafter any person or persons, firm, or corporation desiring to temporarily occupy any portion of any public street, alley, or sidewalk within the City of College Station for the purpose of placing thereon material or rubbish for or from building operations, or for any purpose whatsoever connected with the erection, removal, alteration, or repair of any building or other structure, shall apply to the Building Official for a permit for such temporary occupation as aforesaid, and it shall be unlawful to occupy or obstruct any street, alley, or sidewalk, as aforesaid, without a permit therefore from the Building Official, which permit shall not be issued until the person, persons, firm, or corporation

applying therefore shall have first presented a building permit with a bond approved by the City Attorney, conditioned that the principal therein will discharge all claims of every character arising from or occasioned by such occupancy of such street, alley, or sidewalk or the construction or repair of such building or the making of such excavation and discharge all judgments obtained, together with all costs attached thereto against the City of College Station, by reason of any such claim, injury, or damage sustained, and every person or persons, firm, or corporation carrying on any such excavation or building operation shall keep all streets, alleys, and sidewalks adjacent to such excavations or building operations carried on by them, in a clean and orderly condition, and unobstructed, except as provided herein, during such operation, and at the expiration of the time stipulated in the permit aforesaid, they shall restore all such streets, alleys, and sidewalks to as good condition as they were before the beginning of such operations.

2. Requisite of Permit

Permits for temporary street, alley, or sidewalk occupancy as hereinbefore provided shall be issued by the Building Official, shall be in writing, and shall be for a period of time not to exceed ninety (90) days, such as said Building Official may deem expedient; provided that such time may be extended by the City Council of the City of College Station; such permit shall specify how much of the street, sidewalk, or alley shall be obstructed, which amount of obstruction shall be within the discretion of the Building Official; provided that not more than one-half (1/2) of any alley, not more than two-thirds (2/3) of any sidewalk, nor more than one-fourth (1/4) of any street shall be obstructed.

3. Protection of Sidewalks

Wherever any portion of any street, alley, or sidewalk shall be obstructed under a permit as hereinbefore provided, the sidewalk or driveway thereon shall be protected by a covering, which shall be sufficient to protect the public from danger attendant upon such building, and a driveway and sidewalk sufficient in the opinion of the Building Official, kept in good condition for travel; and a failure to comply with this subsection shall immediately work a forfeiture of the permit given thereunder and all the rights and privileges granted therein.

J. CONSTRUCTION OF SIDEWALKS AND CURBS

1. License and Permit Required

Hereinafter no person, persons, firm, or corporation shall lay, construct, build, repair, or rebuild any sidewalk, curb, gutter, or driveway on any street, alley, or thoroughfare within the City of College Station, without first having obtained from the City Engineer a license to do such work, having made and executed a bond to said City in the sum of Two Thousand Five Hundred Dollars (\$2,500.00), having paid a license fee of Ten Dollars (\$10.00) per annum, and having obtained a permit from the City Engineer to do such work. Provided, however, that for building construction, only the construction of sidewalks, curbs, gutters, driveways, and approaches to a building may be included in the building contractor's permit for the construction of the building if application to construct such sidewalk, curb, gutter, driveway, and drive approach is made at the time the building permit is applied for. Provided further, that the preceding sentence shall allow only the building contractor himself to construct curbs, gutters, sidewalks, driveways, and drive approaches on his building contractor's bond without the necessity of making a separate cement bond for their construction, and the preceding sentence shall not apply if the building contractor contracts with another to construct the sidewalks, curbs, gutters, driveways, and approaches. The building contractor shall have the construction of such sidewalks, curbs, gutters, driveways, and drive approaches inspected and approved by the City Engineer. Where the building contractor avails himself of the provisions of this subsection, he shall be responsible for the construction and maintenance of such concrete construction in the same manner as individuals holding a license to do such

concrete work, and his building contractor's bond shall be amended and supplemented to comply with this subsection.

2. Requisite of License and Bond

The license hereinbefore mentioned shall be issued and approved by the City Engineer, and before the issuance of same, the applicant shall file in the office of the City Engineer a statement of his qualifications, together with a surety bond in the penal sum of Two Thousand Five Hundred Dollars (\$2,500.00), conditioned that said applicant will indemnify and save harmless the City of College Station from any and all damages of every character arising from or caused directly or indirectly by negligence in doing said work, or for any imperfect or inadequate work done by the applicant, and that he will maintain said work in a good and workmanlike state of repair for and during a period of one (1) year from and after its completion and acceptance by the City. Said statement of qualifications approved by the City Engineer, together with bond, and date of issuance shall be filed by said City Engineer with the City Secretary.

The applicant shall also state in his application for license, his place of business, and shall notify the City Engineer immediately of any and every change in address or style of his firm. All such bonds shall be subject to the approval of the City Attorney, and shall run for a period of one (1) year from date, or until revoked as hereinafter provided.

K. PERMIT REQUIRED FOR STREET, SIDEWALK AND ALLEYWAY CUTS

- (1) No person shall cut or in anyway damage the streets, alleyways or sidewalks of the City of College Station for the installation of any materials and/or equipment without a permit.
- (2) A permit to cut a street, alleyway or sidewalk shall be applied for from the City Manager or his delegate.
- (3) Any person who applies for a permit shall pay the cost of the issuance of the permit, the repair of the street, sidewalk or alleyway and the cost of the inspection of such repair, which fees shall be set by resolution from time to time. The City at its option may elect for the applicant to pay the estimated costs of repairs as a deposit prior to the issuance of the permit with said deposit not being less than the minimum payment set out by resolution. In the event that the cost exceeds the deposit the applicant shall remit the remainder of the cost to the City. In the event that the cost is less than the deposit, the overage shall be remitted to the applicant.
- (4) Any person who without a permit cuts or otherwise damages a street, sidewalk or alleyway in the installation of any materials or equipment, or refuses to pay for repairs, shall be guilty of an offense punishable under this Code of Ordinances.
- (5) Applicant may be authorized to make temporary or permanent repairs pursuant to City's specifications. If the permit authorizes the applicant to make repairs, then the applicant shall warrant the work for 365 days from the date of inspection and acceptance by City.
- (6) Any person who fails to comply with the terms of this ordinance shall be guilty of an offense punishable under this Code of Ordinances."

L. BUILDING PERMIT FEES

Building permit fees will be established by City Council resolution adopted pursuant to Chapter 14 of the Code of Ordinances. An official copy of the latest such fees shall remain on file in the Office of the City Secretary at all times.

M. MANUFACTURED HOUSING TIE DOWN STANDARDS

Ties for manufactured housing shall comply with Section AE605, 2003 International Residential Code.

APPENDIX 2

ELECTRICAL CODE ADOPTED

A booklet entitled 'National Electrical Code 2002 Edition' as amended and as hereafter may be amended, at least one (1) copy of which is on file in the office of the Building Official of the City of College Station, Texas, is hereby adopted and designated as the Electrical Code of the City of College Station, Texas.

AMENDMENTS TO NATIONAL ELECTRICAL CODE

A. The above referenced 'National Electrical Code' is hereby amended as follows:

1. Section 210.23 (A) **15- and 20 ampere circuits.** shall be amended to delete the reference to 15 ampere branch circuits. It shall also be amended to include the following sentence after said section: 'However, a circuit of twenty (20) amperes shall not serve more than ten openings.'
2. Table 210.24 **Summary of Branch-Circuit Requirements** shall be amended by placing an asterisk next to all 14 AWG conductors indicated in the table and by adding this footnote at the bottom of the table * special note: Except for fixture wires in UL or other listed fixtures, no conductor of a size smaller than 12 AWG copper is allowed in branch circuit wiring.'
3. Section 210.52 (B) **Small Appliances** shall be amended by adding the following subsection: (4) **Separate Circuit Required.** A separate circuit is required for each refrigerator, deep freeze, dishwasher, disposal, trash compactor or any other load exceeding six (6) amperes.'
4. Section 210.52 (C) **Countertops** shall be amended to include after the words '...with 210.52 (C) (1) through (5). the following sentence: However, a separate circuit is required for microwave ovens or any other counter top appliance with a load exceeding six (6) amperes.'
5. Section 210.52 (F) **Laundry Areas.** shall be amended to include after the words '... for the laundry.' the following sentence: 'However, a separate circuit is required for a washing machine or any other laundry appliance with a load exceeding six (6) amperes.'
6. Section 210.52 **Dwelling Unit Receptacle Outlets.** shall be amended by adding the following subsection: '(I)**Other Locations.** A separate circuit is required for each well pump or other outdoor loads exceeding six (6) amperes.'
7. Article 230 **Services.** shall be amended by adding the following section: 230. 11 **Meter Mounting Heights.** Individual meters shall be mounted at a height not greater than 5'-6" or less than 4'-6" above finished grade, measured to the center line of the meter base. Meter packs shall be mounted with its horizontal centerline not greater than 4'-6" or less than 4'-0" above finished grade.

Exception: Meters and meter packs may be mounted at a different height by special permission of the Building Official or his designee when special conditions make the installation at the above heights impractical.

8. Section 230.70 **General** shall be amended by adding the following subsection: '(D) **Service Disconnecting Means for Commercial Buildings and Structures.** For commercial buildings and structures, the service disconnecting means shall be installed on the outside of the building or structure. A power operated disconnect switch (shunt trip) shall be permitted for service disconnects rated 1000 amps or more. All shunt trip disconnecting means shall be of the momentary contact type and installed in an

approved, lockable enclosure. All service disconnects shall be clearly marked in a permanent manner.

Exception: A power operated disconnect switch (shunt trip) may be allowed on service disconnects rated less than 1000 amps, if the applicant requests an exception from the Electrical Division and Building Official and satisfies the official that one of the following criteria has been met.

- (a) A power operated disconnect switch (shunt trip) may be used for a service disconnect rated less than 1000 amps when the building or structure is served by a single transformer and the transformer is not anticipated to be used for multiple services; or
 - (b) A power operated disconnect switch (shunt trip) may be used for a service disconnect rated less than 1000 amps on an existing building or structure when space is not available to mount an external disconnect.
9. Section 250.52 (A) (5) **Rod and Pipe Electrodes** shall be amended by deleting the section in its entirety and replacing with the following: **Rod and Pipe Electrodes.** Rod and pipe electrodes shall not be less than eight (8) feet in length, not less than 5/8" in diameter and shall be copper coated. .
 10. Section 310.2 (B) **Conductor Material** shall be amended by deleting the section in its entirety and replacing with the following: '**Conductor Material.** Conductors in this article shall be of copper only.'
 11. Section 320.12 **Uses Not Permitted** shall be amended by deleting the section in its entirety and replacing with the following: '**Uses Not Permitted.** Type AC cable shall not be permitted in commercial buildings as a wiring method.'
 12. Section 334.12 (A) **Types NM, NMC, and NMS.** shall be amended to include the following subsection: (11) In educational occupancies as defined by the City's "adopted building code."