



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 14, 2019
SUBJECT: Consider Ordinance No. 3612, amending Chapter 98, Article IX, of the North Richland Hills Code of Ordinances adopting the 2018 International Plumbing Code with Amendments.
PRESENTER: David Pendley, Chief Building Official

SUMMARY:

In a continuing effort to modernize the city's building codes in support of council's goal to provide quality community development and revitalization, staff brings forth consideration of the 2018 International Plumbing Code.

GENERAL DESCRIPTION:

The International Building Codes (I-Codes) are developed by construction industry professionals and adopted around the world as model codes based on the best, most recent building science. The I-Codes form a framework upon which the city develops a building code with regional and local amendments reflecting the city's unique needs as determined by local code users. These codes are reviewed by the Regional Codes Coordinating Committee appointed by the North Central Texas Council of Governments (NCTCOG) and staff; and are ultimately recommended for approval by the Council-appointed Construction Code Board of Appeals, which serves as our Technical Code Review Committee.

The I-Codes are continuously updated and republished every three years by the International Code Council, Inc. (ICC) headquartered in Washington D.C. with organizational roots dating back to the early 20th century. It has been the city's policy to update our codes every-other code cycle (every six years).

Adoption of the 2018 I-Codes is in the best interest of the citizens of North Richland Hills by promoting health, safety and welfare. Updated codes also benefit our citizens by:

- Establishing consistency of code adoptions with other local jurisdictions.
- Ensuring the best rating possible by the Insurance Services Organization (ISO). ISO collects information nation-wide on building codes in effect in communities, as well as how the communities enforce their building codes. ISO analyzes the data using a Building Code Effectiveness Grading Schedule and assigns a grade to each community. Insurers use this grading to determine premium rates for buildings constructed within the city. The single most important factor used by ISO is how modern a jurisdiction's adopted codes are. Any city that is more than two

code-cycles behind (which are the 2012 I-Codes), are automatically given the lowest rating possible.

- Contributes to the city's good standing in FEMA's Community Rating System (CRS) which enables discounted flood insurance rates for our residents.

Staff is proposing the adoption of the 2018 International Plumbing Code to go into effect upon council's approval. However, if approved, staff intends to establish a policy providing a 45 day window to submit projects that were designed under the 2012 I-Codes; giving engineers, architects, homeowners and builders time to adjust to the requirements.

Significant code changes include:

- New definition on what is considered “accessible” when it comes to building and access to plumbing and equipment.
- New requirement to protect cast iron pipe from corrosion.
- Thermal expansion tanks can no longer be supported by the supply piping.
- Minimum number of plumbing fixtures has been added for casinos and other gaming areas, as well as commercial swimming pools
- Single-user toilet rooms must contain signage stating it is available for either sex.
- Offices with 25 or fewer occupants do not have to provide separate restroom facilities for men and women.
- Fixtures and equipment standards for health care facilities have been removed from the code due to robust internal and federal standards.
- Clarification that water softeners and reverse osmosis systems don't require backflow protection unless located in an area that could contaminate potable water
- Each carbonated or non-carbonated drink dispenser is required to have backflow protection. Carbonated must meet ASSE 1022 (vented), non-carbonated can meet ASSE 1024 (non-vented) or ASSE 1022
- Humidifiers must have backflow protection if not built into the appliance
- Corrugated polypropylene plastic pipe meeting ASTM F2736 is approved for sewers.
- An existing sewer may serve a new building when internally inspected (via video camera) for damage and appropriate slopes



- All piping carrying grease waste must slope at $\frac{1}{4}$ inch/ft. upstream of the grease trap
- Laundry trays can now connect to clothes washer standpipe

This action follows suit with surrounding communities that have adopted or will soon be adoption the 2018 I-Codes. The Construction Code Appeals Board (acting in its role as the Technical Code Review Committee) voted on September 12, 2019 to recommend the approval of the 2018 International Plumbing Code.

RECOMMENDATION:

Approve Ordinance No. 3612