

ORDINANCE NO. 3605

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING CHAPTER 98 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES, ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE AS AMENDED AS THE RESIDENTIAL CODE OF THE CITY OF NORTH RICHLAND HILLS; PROVIDING A PENALTY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES AND REPEAL OF CONFLICTING PROVISIONS; PROVIDING SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Richland Hills, Texas (“the City”) is a home rule city acting under its power adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the International Building Codes are developed by construction industry professionals and adopted around the world as model codes based on the best, most recent building science; and

WHEREAS, updates to the building codes are meant to track with changes in building industry standards, practices, innovations, and technologies; and

WHEREAS, the North Richland Hills City Council desires to adopt the 2018 International Residential Code with amendments recommended by the North Central Texas Council of Governments and other local amendments in order to better provide for the health, safety, and welfare of its residents and their property, as well as all occupants and users of buildings and structures within the community; and

WHEREAS, it is the policy of the City of North Richland Hills to update its building codes every six years; and

WHEREAS, updated codes benefit North Richland Hills citizens by establishing consistency of code adoptions with other local jurisdictions; ensuring the best rating possible by the Insurance Services Organization (ISO); Contributes to the city's good standing in FEMA's Community Rating System (CRS) which enables discounted flood insurance rates for residents; and

WHEREAS, the North Richland Hills Construction Code Appeals Board acting in its capacity as the Construction Advisory Board on August 15, 2019 reviewed and unanimously recommended the adoption of the 2018 International Residential Code with the amendments recommended by the North Central Texas Council of Governments and other local amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:

SECTION 1: The City Council hereby finds the recitals above to be true and correct, and such recitals are hereby incorporated into this Ordinance as if written herein.

SECTION 2: THAT Section 98-141 of the North Richland Hills Code of Ordinances be amended to read as follows:

Sec. 98-141. 2018 International Residential Code adopted.

The International Residential Code for One and Two-Family Dwellings, 2018 Edition, together with Appendix H and K of such Code, as adopted by the International Code Council, Inc., a copy of which is on file in the office of the city secretary, as hereinafter amended, is hereby adopted as the residential building code of the city, which governs the construction of one-family and two-family dwelling units in the city.

SECTION 3: THAT Section 98-142 of the North Richland Hills Code of Ordinances be amended to read as follows:

Sec. 98-142. Amendments to the 2018 International Residential Code.

The 2018 International Residential code is amended as set forth below:

****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.

****Section R102.7; change to read as follows:**

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code or Chapter 89, Article X of North Richland Hills Code of Ordinances, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

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

BUILDING INSPECTION DEPARTMENT OF THE CITY OF NORTH RICHLAND HILLS, TEXAS

R103.1 Creation of enforcement agency. The Building Inspection Department of the City of North Richland Hills 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, item #1, 2, 3, 5, 10, 11, 12, 13; change to read as follows:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses, carports and similar uses, provided it is located at least 3 feet from the primary residence, the floor area does not exceed 144 square feet, and complies with Chapter 118 of the North Richland Hills Code of Ordinances.
2. Replacement of up to four eight-foot long sections of fence.
3. Retaining walls not over 3 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding class I, II or III-A liquids. (Retaining walls placed in succession shall be considered one wall if, upon drawing a line from the bottom of the footing of the lower wall at a 45- degree angle up and towards the higher wall, the line intersects the higher wall or any material retained by the wall at any point.) Retaining walls 3 feet or taller must be designed by an engineer licensed to practice in the State of Texas.
4. Private sidewalks and other flatwork less than 300 SF in area not considered a driveway, a public sidewalk, the public right-of-way, or more than 30 inches above grade, and not over a basement or story below, and are not part of an accessible route or intended for public use.
10. Decks, patio covers, and pergolas not exceeding 200 square feet in area and meeting section R302.1, that do not contain a walking surface more than 30 inches above grade at any point, and are not attached to or located within 6 feet a dwelling.
11. Roof repairs on dwellings and their accessory structures. For the purpose of this section, roof repairs shall include the repair and replacement of the roof coverings only, but not including the decking material, lathing boards or sheathing panels. The building official is authorized to revoke this exception during periods of federal or state disaster relief efforts; in which case a building permit and contractor registration is required prior to commencement of roofing repair/replacement activities.
12. Freestanding satellite dishes not exceeding one meter in diameter that do not exceed 12 feet in height.
13. Replacement of up to three exterior windows provided the windows do not reduce the size of existing emergency egress windows per requirements of section R310 of this code and meet the adopted version of International Energy Code Conservation Code.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

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

****Section R105.3.2; change to read as follows:**

R105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions for an additional period not exceeding 90 days. The extension shall be requested in writing and justifiable cause demonstrated.

****Section R105.5; change to read as follows:**

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 90 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

****Section R109.1.5.2; add section to read as follows:**

109.1.5.2 Lath, EIFS flashing and drainage. Lath and EIFS product inspections shall be made after exterior lathing and EIFS flashing & drainage systems are in place, but before plastering and/or insulation panels are applied.

****Section R110. 1; change to read as follows:**

R110.1 Use and Occupancy. No building or structure shall be used or occupied until the code official has issued an approved final inspection report. The approval of a final inspection shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Approved final inspections presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Final inspections are not required for work exempt from permits under Section R105.2
2. Accessory buildings or structures exempt from permits under Section R105.2

****Amend Section R110.2; change to read as follows:**

R110.2 Change in use. Changes in the character or use of an existing residential structure shall not be made except as specified in the International Building Code and/or Sections 407 and 408 of the International Existing Building Code.

R110.2.2 Change in tenancy (single-family rental). The owner of a residential rental unit must obtain a Certificate of Occupancy from the Building Official prior to the unit being occupied by a new tenant. The Building Official or his designated representative will inspect the unit and premises for compliance with Sections 98-462(b) through 98- 462(n) of the North Richland Hills Code of Ordinances and other applicable ordinances of the City. If deficiencies are found, the Building Official may prohibit occupancy of the unit and premises until such time as the owner takes action needed to bring the unit and premises into compliance. The inspection required by this section shall also be required for a dwelling unit and premises prior to its original occupancy as a rental unit.

Exceptions:

1. Units provided to members of the building owner's immediate family.
2. Units that have entered the rental market in an effort to prevent foreclosure or similar economic hardship. This exception shall apply to the initial tenant of the rental unit only.
3. Units which have passed inspection shall not be subject to inspection as a condition of a Certificate of Occupancy requested within one year of such inspection unless a complaint is received.

R110.2.2.1 Administrative Fee. If the dwelling unit is found to be occupied prior to inspection, the Building Official shall assess an administrative fee, as indicated in the Fee Schedule found in Appendix A of the North Richland Hills Code of Ordinances. This fee shall be paid by the owner prior to any subsequent inspection or reinspection of the unit and shall be cumulative of all other fees or penalties provided in this code.

****Amend Section 110.3; change to read as follows:**

R110.3 Rental Certificate of Occupancy. When the Building Official or his representative determines that a rental dwelling unit and premises are in compliance with the provisions of this code and other applicable codes of the City of North Richland Hills, a Rental Certificate of Occupancy containing the following shall be issued:

1. The address of the structure;
2. A statement that the described portions of the structure have been approved for occupancy;
3. The name of the tenant (if known at the time of inspection);
4. The name of the building inspector;
5. The date the Rental Certificate of Occupancy was issued.

No certificate-of-occupancy shall be issued for a rental dwelling unit until the owner has paid all outstanding fees, including past due fees from other rental units; and has perfected all liens attached to the property by the City of North Richland Hills. Rental Certificates of Occupancies issued to a building owner or owner's representative shall expire in 60 days if the unit is not occupied by a tenant.

R110.3.1 Establishing water utility service. Once a rental unit is approved for occupancy, the tenant of the rental unit shall present the Rental Certificate of Occupancy to the North Richland Hills Utility Billing Department before a new water service account can be established in the tenant's name. No water service account to any single-family rental unit shall be established until the Building Official or his designated representative has issued a Rental Certificate of Occupancy for the unit. No water service account to any single-family rental unit shall be established until the Building Official or his designated representative has inspected the unit(s) and issued a Rental Certificate of Occupancy for the unit.

R110.3.2 Temporary Rental Certificate of Occupancy. In cases where violations are minor and will not affect the safety of the occupant(s), the Building Official is authorized to issue the owner a 60-Day Temporary Rental Certificate of Occupancy. It is the responsibility of the building owner to correct all noted deficiencies and to obtain a reinspection prior to the expiration of the temporary rental certificate of occupancy. Failure to correct all deficiencies prior to the expiration of a temporary rental certificate of occupancy is considered a violation of this code and shall be subject to penalties as prescribed by ordinance.

**** Section R110.5; change section to read as follows:**

R110.5 Revocation. The building official shall, in writing, suspend or revoke temporary or permanent occupancy issued under the provisions of this code wherever the occupancy is granted in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation of any of the provisions of this code.

**** IRC Section 111.1; replace entire section as follows:**

R111.1 Connection of service utilities. No person shall make connection from a utility, source of energy, fuel, power or water to any new dwelling unit, townhouse, or system that is regulated by this code for which a permit is required, until such connection is approved by the Building Official. No person shall make connections for water utilities to any rental dwelling unit that is required by this code to be inspected prior to occupancy until the unit is approved by the Building Official and issued a Rental Certificate of Occupancy.

****Amend Section 111.2; change to read as follows:**

R111.2 Temporary connection of utilities. The building official shall have the authority to authorize, approve, or order the disconnection of the temporary connection of the building system to the utility source of energy, power or water.

**** IRC Section R111.3; replace entire section as follows:**

R111.3 Authority to disconnect service utilities. In case of an emergency necessitating disconnection of utilities to eliminate an immediate hazard to life or property, the Building Official shall have the authority to authorize disconnection of utility service to a building, structure or system regulated by this code and the referenced codes and standards set forth in Section R102.4. The Building Official shall notify the service utility and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If prior notification is not possible, the owner or occupants of the building, structure or service system shall be notified in writing, as soon as practical thereafter. In addition, the Building Official shall have the authority to authorize disconnection of utility service to a building, structure or system, if a building, structure or system is found to be in violation of this code, including a connection made without the approval required by Sections R111.1 and R111.2, or any other ordinance of the City and after notification of the violation has been made to the owner and/or occupant of the building or structure and the violation is not corrected.

****Section R115; add new sections as follows:**

SECTION 115 - UNSAFE BUILDINGS, STRUCTURES OR EQUIPMENT

115.1 Unsafe buildings. All buildings, structures or equipment regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation. This may include ordering the disconnection of water and/or electrical utilities.

A vacant structure that is not secured against entry shall be deemed unsafe. Materials used to secure a structure, which deteriorate or increase in susceptibility to fire hazard over time, shall be replaced or treated to eliminate the increase of the hazard.

Any work covered or concealed without inspection shall be considered to constitute an unsafe structure. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

115.1.2 Dangerous Demolition. The Building Official may order the cessation of the wrecking or demolition of any building or structure within the City when the same is being accomplished in a reckless or careless manner or in such a manner so as to endanger life and property. When such work has been ordered stopped by the Building Official, same shall not be resumed until said official is satisfied that adequate precautions have been or will be taken for protection for life and property. To continue such work without the expressed approval of the Building Official shall constitute a violation of this ordinance, and each day that such work continues shall constitute a separate offense.

***Section R202; modify section to add/change the following definitions to read as follows:**

COURT. *{Existing definition unchanged}*. When approved by the building official, a court serving an emergency escape and rescue window may have no more than 5 feet of roof extending from the exterior wall of the building.

RESIDENTIAL RENTAL UNIT. A residential rental unit is any living unit within an attached or detached one-family dwelling, two-family dwelling, three-family dwelling, four-family dwelling, or townhouse that is rented or leased for use as a residence by a single family, individual or group of individuals.

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.

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f
	SPEED ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m	
5 lb/ft ²	115 (3-sec- gust)/76 fastest mile	No	No	No	A

SUBJECT TO DAMAGE FROM		
Weathering ^a	Frost line depth ^b	Termite ^c
moderate	6"	very heavy

WINTER DESIGN TEMP ^e	ICE BARRIER UNDER-LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
22°F	No	local code	150	64.9°F

MANUAL J DESIGN CRITERIA ⁿ				
Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor
610	32	22	99	0.985
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range
24	np	np	np	Medium

Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference
70	75	48
Winter humidity	Summer humidity	
np	np	

np – Not Provided

****Section R302.2.2; delete item #2**

****Section R302.2.6; modify Exception #5 to read as follows:**

Exceptions:

5. Townhouses separated by a common wall as provided in Section R302.2.2, Item 1, and provided with a fire sprinkler system in accordance with Section P2904.

****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.

**** Table R302.6; replace as follows:**

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above and adjacent the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

****Section R310; add new sentence to paragraph as follows:**

{Existing text unchanged}. When considering placement of emergency escape and rescue openings, a covered patio may be considered a *yard* when at least 50% of the cover's perimeter is open to the air without windows or screens and travel distance beneath the ceiling/roof above does not exceed 15 feet.

****Section R311. 7. 13; add text to read as follows:**

R311.7.13 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch (15.8 mm) fire-rated gypsum board or one-hour fire-resistive construction.

****Section R313.2; add exception as follows:**

Exceptions:

1. {unchanged}
2. An automatic residential fire sprinkler system shall not be required in new one- and two-family dwellings when they are omitted in accordance with state law. A notarized affidavit shall be filed with Tarrant County Records indicating that the builder has chosen to defer to Section 1301.551 of the Texas Occupations Code and opted to omit the residential fire sprinkler system otherwise prescribed by Section R313 of the 2018 International Residential Code. A copy of the filed affidavit shall be provided to the City of North Richland Hills at the time of permit application.

****Section R315.2.2 Alterations, repairs and additions. Amend to read as follows:**

Exceptions:

1. *{existing text remains}*
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

****Section R316.5; Change to read as follows:**

R316.5 Specific requirements. The following requirements shall apply to these uses of foam plastic.

**** Section R316.5.3; change to read as follows:**

R316.5.3 Attics. The thermal barrier specified in Section R316.4 is not required where all of the following apply:

1. *{unchanged}*
2. The space is entered only for purposes of repairs or maintenance and cannot be utilized for storage.
3. *{unchanged}*
 - 3.1. 1½-inch-thick (38 mm) mineral fiber insulation.
 - 3.2. ¼-inch-thick (6.4 mm) wood structural panels.
 - 3.3. ¾-inch (9.5 mm) particleboard.
 - 3.4. ¼-inch (6.4 mm) hardboard;
 - 3.5. ¾-inch (9.5 mm) gypsum board.
 - 3.6. Corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm).
 - 3.7. 1½-inch-thick (38 mm) cellulose insulation.
 - 3.8. ¼-inch fiber-cement panel, soffit or backer board.
 - 3.9. Approved proprietary ignition barrier coatings

The ignition barrier is not required where the foam plastic insulation has been tested in accordance with Section R316.6, can only be accessed by a 24 inch by 32 inch scuttle hole, and cannot be used for storage. For the purpose of this section, all attics with a vertical height of 42 inches or more are considered to be storage areas when they are accessed by a pull-down stair, permanent stair, and/or door.

****Section R317.1 item #3; change to read as follows:**

3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground.

****Section R322 Flood Resistant Construction. Deleted Section.**

****Section R401.2, amend by adding a new paragraph following the existing paragraph to read as follows:**

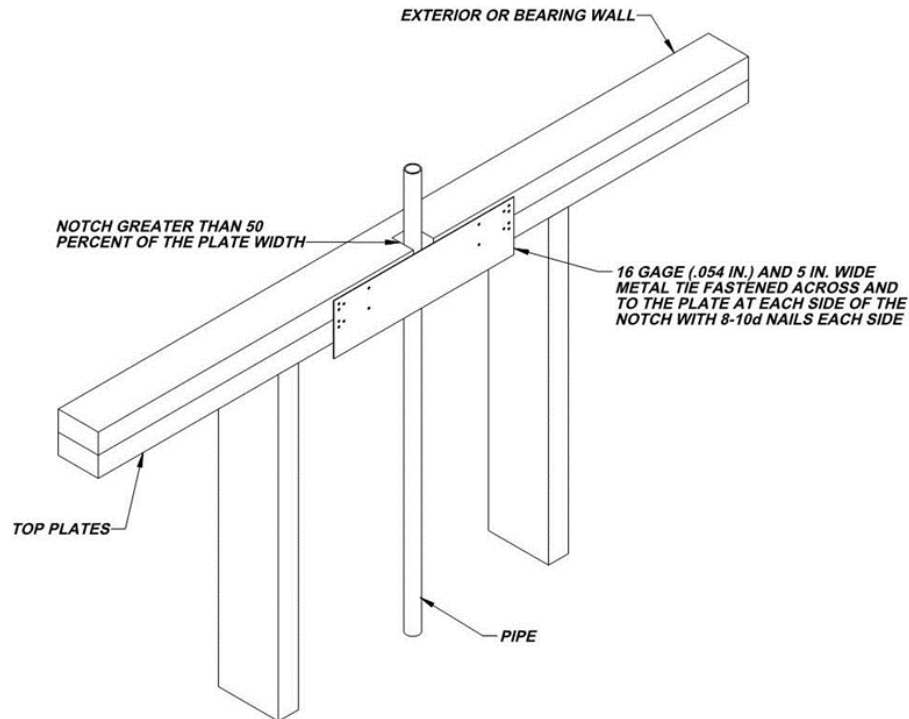
Section R401.2. Requirements. *{existing text unchanged}* ...

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.

****Section 602.6.1; 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}*

****Section 602.6.1; amend the following:**



****Add section 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 shall 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.

**** Amend section R703.8.2.2 requiring treated wood for masonry supported by roof construction to read as follows:**

R703.8.2.2 Support by roof construction. A steel angle shall be placed directly on top of the roof construction. The roof supporting construction for the steel angle shall consist of not fewer than three 2-inch by 6-inch (51 mm by 152 mm) treated wood member
{remainder of section unchanged}

****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. Class A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E108.

Exceptions:

1. *{text unchanged}*
2. *{text unchanged}*
3. *{text unchanged}*
4. *{text unchanged}*
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 144 square feet

****Section R905.10.3; Add sentence to prohibit corrugated steel roofing:**

R905.10.3 Material standards. *{section unchanged}*. Corrugated galvanized panels shall be prohibited as a roofing material unless specifically listed for that purpose.

**** Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2015 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: *{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}*.

Exception: Condensate may be conveyed to other locations when approved by the building official.

****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:**

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*.

****Section M1502.4.5; amend to read as follows:**

M1502.4.5 Duct length. The maximum allowable exhaust duct length shall be determined by using the methods specified in Section M1502.4.5.1.

****Section M1502.4.5.2; delete.**

****Section M1503.6 Makeup Air Required. Amend 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 M1504.1; add second sentence as follows:**

M1504.1 Exhaust ducts. Where duct construction ... *{remainder of sentence unchanged}*. Ducts located in inaccessible areas that are concealed within the building's construction shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (0.3950 mm) (No. 28 gage).

****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 G2404.12; Add new section to read as follows:**

Gas risers. Unless approved by the code official, all risers connecting underground plastic gas piping and tubing shall be anodeless per section G2414.6.1 of this code.

****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 G2415.2.2; add a third paragraph to read as follows:**

When a gas distribution system of corrugated stainless steel tubing (CSST) is installed that does not have enhanced lightning protection properties or an outer conductive jacket and/or a wire mesh layer that is electrically continuous designed to provide lightening resistance, a notarized affidavit shall be filed with Tarrant County Records indicating that non-lightning resistant CSST has been installed in the home. A copy of the filed affidavit shall be provided to the City of North Richland Hills at the time of permit application.

**** Section G2415.12 (404.12); 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.

****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 piping 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 piping 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:**

G2417.4.1 (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 piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column 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) piping 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 piping, 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 piping.

**** 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); 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:**

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 (304mm) 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; 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.

**** Section P2610; add new section to read as follows:**

SECTION P2610 LANDSCAPE IRRIGATION

P2610. Landscape Irrigation. The landscape irrigation rules promulgated by the Texas Commission on Environmental Quality and contained in Chapter 344, Subchapters A, E and F, of the TEXAS ADMINISTRATIVE CODE, as the same may be from time to time amended, are hereby adopted by reference as the landscape irrigation rules of the City.

**** Section P2801; 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:**

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 P2804.6.1; change to read as follows:**

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.

****Section P3003.9; delete exceptions 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 P3111.1; modify section as follows:**

P3111.1 Type of fixtures. In circumstances in which conventional plumbing methods cannot be utilized, and where approved by the code official, a combination waste and vent system may serve floor drains, sinks, {remainder of section unchanged}

****Section P3112.2 Vent Connection; 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.

**** Section P3114.1; section as follows:**

P3114.1 General. Vent systems using mechanical vents and/or air admittance valves shall only be installed when conditions exist that would prevent the venting methods prescribed in sections P3101 through P3113 and when approved by the building official. Mechanical vents and/or air admittance valves shall not be used in new construction or as an alternate to section P3112. Vent systems using air admittance valves shall comply... *{remainder of section unchanged}*.

SECTION 4: Any person intentionally, knowingly, recklessly, or with criminal negligence violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed two thousand dollars (\$2,000). Each day any such violation shall be allowed to continue shall constitute a separate violation and be punishable hereunder.

SECTION 5: This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of North Richland Hills, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6: All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances in the Code of Ordinances of the City of North Richland Hills that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7: It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality

shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on this 23rd day of September, 2019.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Maleshia B. McGinnis, City Attorney

APPROVED AS TO CONTENT:

Clayton Comstock, Director of Planning