ORDINANCE NO. 4006

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING CHAPTER 6, ARTICLE II, BY AMENDING SECTIONS 6-27 AND 6-28, TO ADOPT THE INTERNATIONAL BUILDING CODE, 2012 EDITION, TOGETHER WITH APPENDIX D AND AMENDMENTS THERETO; BY AMENDING SECTIONS 6-30 AND 6-31, TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, 2012 EDITION AND AMENDMENTS THERETO; BY AMENDING SECTIONS 6-33 AND 6-34, TO ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION; BY AMENDING SECTIONS 6-237 AND 6-238, TO ADOPT THE INTERNATIONAL FUEL GAS CODE, 2012 EDITION, WITH APPENDIX A AND AMENDMENTS THERETO; BY AMENDING SECTIONS 6-262 AND 6-263, TO ADOPT THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION AND AMENDMENTS THERETO; BY AMENDING SECTIONS 6-287 AND 6-288, TO ADOPT THE INTERNATIONAL PLUMBING CODE, 2012 EDITION, TOGETHER WITH APPENDICES E AND F AND AMENDMENTS THERETO; PROVIDING A REPEALING CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 6, Article II, Sections 6-27 and 6-28, in part, to read as follows:

"Sec. 6-27. - Adopted.

There is hereby adopted by the City of Richardson, Texas, the International Building Code, 2012 Edition, together with appendix D and amendments, a copy of which is on file in the City Secretary's Office and made a part of this Article for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended."

"Sec. 6-28. - Amendments.

The following sections of the International Building Code, 2012 Edition, together with appendix D and amendments, are hereby amended to read as follows:

Section 101.1 of the International Building Code, 2012 Edition, is amended to read as follows:

"101.1 Title. These regulations shall be known as the Building Code of Richardson, Texas, hereinafter referred to as "this code"."

Section 101.4.4 of the International Building Code, 2012 Edition, is amended to read as follows:

Section 101.4.4. Property Maintenance. The provisions of the City of Richardson Code of Ordinances, Chapter 6, Article VIII, Property Maintenance, shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupant; and occupancy of existing premises and structures. All references to the International Property Maintenance Code shall hereafter read the City of Richardson Code of Ordinances, Chapter 6, Article VIII, Property Maintenance."

Section 105.2 of the International Building Code, 2012 Edition, is amended by amending Building, item 1 and deleting Building, items 2 through 6, to read as follows:

"Building: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the roof area does not exceed 40 square feet."

Section 110.3.5 of the International Building Code, 2012 Edition, is hereby deleted and is of no force and effect.

Section 110.6 of the International Building Code, 2012 Edition, is amended by adding subsections 110.6.1 and 110.6.2 to read as follows:

"110.6.1 Reinspection. Where any work or installation does not pass any initial inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for reinspection.

110.6.2 Subsequent reinspection. Where any work or installation does not pass a reinspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for a subsequent reinspection. A fee shall be paid to the Building Inspection Department prior to each subsequent reinspection."

Section 113 of the International Building Code, 2012 Edition, is hereby deleted and is of no force and effect.

Section 116 of the International Building Code, 2012 Edition, is amended by deleting sections 116.2 through 116.5 and by amending section 116.1 to read as follows:

116.1 Conditions. Structures or existing equipment which are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise

dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, or which are an urban nuisance, shall be deemed an unsafe condition. Unsafe structures are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the City of Richardson Code of Ordinances, Chapter 6, Article VIII, Property Maintenance, as amended.

Table 1505.1 of the International Building Code, 2012 Edition, is amended by deleting footnotes b and c.

Section 1907.1 of the International Building Code, 2012 Edition, is amended by amending the first sentence to read as follows:

"1907.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches unless designed by a registered professional engineer."

Section 3106 of the International Building Code, 2012 Edition, is hereby deleted and is of no force and effect.

Section 3107 of the International Building Code, 2012 Edition, is hereby deleted and is of no force and effect.

Section 3109 of the International Building Code, 2012 Edition, is hereby deleted and is of no force and effect.

Section 3408.1 of the International Building Code, 2012 Edition, is amended by adding subsection 3408.1.1 to read as follows:

"3408.1.1 Change in tenancy or ownership. It shall be unlawful to make a change in tenancy or ownership of any existing building or lease space without first making application for and obtaining approval for a certificate of occupancy.""

SECTION 2. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 6, Article II, Sections 6-30 and 6-31, in part, to read as follows:

"Sec. 6-30. - Adopted.

There is hereby adopted by the City of Richardson, Texas, the International Residential Code for One- and Two-Family Dwellings, 2012 Edition and amendments, a copy of which is on file in the City Secretary's Office and made a part of this Article for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended."

"Sec. 6-31. - Amendments.

The following sections of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition and amendments, are hereby amended to read as follows:

Section R101.1 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended to read as follows:

"RlOl.l Title. These provisions shall be known as the Richardson One- and Two-Family Dwelling Building Code, and shall be cited as such and will be referred to herein as "this code".

Section Rl02.7 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended to read as follows:

"Rl02.7 Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as in specifically covered in this code, the City of Richardson Code of Ordinances, Chapter 6, Article VIII Property Maintenance or the International Fire Code, or as deemed necessary by the building official for the general safety and welfare of the occupants and the public."

Section R105.1 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended to read as follows:

"R105.1 Required. Any owner or authorized agent who intends 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 install concrete pavement, or to cause any such work to be done, shall first make application to the building official for a permit, shall comply with applicable state and local rules and regulations concerning licensing and registration, and obtain the required permit."

Section R105.2 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by amending Building, items 1 and 10, and deleting Building, items 2 through 5, to read as follows:

"Building:

1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 40 square feet (3.71 mm).

10. Decks not more than 24 inches above grade."

Section R105.5 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended 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. For work commenced under a building permit for fire repair/reconstruction, the addition of square footage to a residence, or similar type construction which involves the potential for a building being left open to the elements, the exterior building envelope shall be completed within 90 days of the start of construction. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 60 days each. The extension shall be requested in writing and justifiable cause demonstrated."

Section Rl05.5 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by adding subsection R105.5.1 to read as follows:

"Rl05.5.1 New permits required. A new permit must be obtained for any construction which is not completed in the allowable time period or extended as provided above. A new fee shall be required in connection with issuance of a new permit. The new fee shall be one-half the amount required for the original permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work. A new permit must be obtained for any construction which has been suspended or abandoned for a period of more than 60 days. The permittee shall make a new application, resubmit plans for review, and pay a new full permit fee to resume work."

Section R109.4 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by adding subsections R109.4.1 and R109.4.2 to read as follows:

"R109.4.1 Reinspection. Where any work or installation does not pass any initial inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for reinspection.

R109.4.2 Subsequent reinspection. Where any work or installation does not pass a reinspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code officer for a subsequent reinspection. A fee shall be paid to the Building Inspection Department prior to each subsequent reinspection."

Section R110 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is hereby deleted and is of no force and effect.

Section R112 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is hereby deleted and is of no force and effect.

Section R202 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by adding the following definition:

"Exterior Building Envelope. The exterior boundaries of a building, including walls, foundation and basement walls, roof, fascia, and soffit area, and any fenestration."

Section R309.2 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by deleting the exception.

Section R403.1 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by adding a sentence to read as follows:

"Support of one story detached accessory structures on pressure preservatively treated wood shall be permitted, provided the floor area does not exceed 150 square feet (13.9 m) and the structure is properly anchored to accommodate all loads according to Section R301."

Section R904 of the International Residential Code for One- and Two-Family Dwellings, 2012 Edition, is amended by adding subsection R904.5 to read as follows:

"R904.5 Fire Classification. The minimum roof coverings installed on buildings shall be Class C. Unclassified wood shingles or shakes shall be permitted for repairs on existing unclassified wood shingle or shake roof coverings, if not more than 25 percent of the roof covering is replaced in any 12-month period.""

SECTION 3. That Chapter 6, Article II of the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended in part by amending Sections 6-33 and 6-34 to read as follows:

"Sec. 6-33. - Adopted.

There is hereby adopted by the City of Richardson, Texas, the International Energy Conservation Code, 2012 Edition and amendments, a copy of which is on file in the City Secretary's Office and made a part of this article for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended."

"Sec. 6-34. - Amendments.

The following sections of the International Energy Conservation Code, 2012 Edition and amendments, are hereby amended to read as follows:

Section C101.1 of the International Energy Conservation Code, 2012 Edition is amended to read as follows:

"C101.1 Title These provisions shall be known as the Richardson Energy Conservation Code, and shall be cited as such and will be referred to herein as "this code".

Section R101.1 of the International Energy Conservation Code, 2012 Edition, is amended to read as follows:

"R101.1 Title. These provisions shall be known as the Richardson Energy Conservation Code, and shall be cited as such and will be referred to herein as "this code"."

SECTION 4. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 6, Article V, Sections 6-237 and 6-238 in part to read as follows:

"Sec. 6-237. - Adopted.

There is hereby adopted by the City of Richardson, Texas, the International Fuel Gas Code, 2012 Edition, together with Appendix A, and amendments, a copy of which is on file in the City Secretary's Office and made a part of this Article for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended."

"Sec. 6-238. - Amendments.

The following sections of the International Fuel Gas Code, 2012 Edition, are hereby amended to read as follows:

Section 102.5 of the International Fuel Gas Code, 2012 Edition, is amended by adding subsection 102.5.1 to read as follows:

"102.5.1 Change in tenancy or ownership. It shall be unlawful to make a change in tenancy or ownership of any existing building or lease space without first making application for and obtaining approval for a certificate of occupancy."

Section 107.2 of the International Fuel Gas Code, 2012 Edition, is amended by adding subsection 107.3.4 to read as follows:

"107.3.4 Subsequent reinspection and testing. Where any work or installation does not pass a retest or reinspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code

official for a subsequent reinspection. A fee shall be paid to the Building Inspection Department prior to each subsequent reinspection.""

SECTION 5. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 6, Article VI, Sections 6-262 and 6-263 in part to read as follows:

"Sec. 6-262. - Adopted.

There is hereby adopted by the City of Richardson, Texas, the International Mechanical Code, 2012 Edition, a copy of which is on file in the City Secretary's Office and made a part of this Article for all purposes, the same as if copied in full herein, with the exception of such sections thereof as are hereinafter deleted, modified or amended."

"Sec. 6-263. - Amendments.

The following sections of the International Mechanical Code, 2012 Edition, are hereby amended to read as follows:

Section 102.5 of the International Mechanical Code, 2012 Edition, is amended by adding subsection 102.5.1 to read as follows:

"102.5.1 Change in tenancy or ownership. It shall be unlawful to make a change in tenancy or ownership of any existing building or lease space without first making application for and obtaining approval for a certificate of occupancy."

Section 107.3 of the International Mechanical Code, 2012 Edition, is amended by adding subsection 107.3.4 to read as follows:

"107.3.4 Subsequent reinspection and testing. Where any work or installation does not pass a retest or reinspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for a subsequent reinspection. A fee shall be paid to the Building Inspection Department prior to each subsequent reinspection.""

SECTION 6. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 6, Article VII, Sections 6-287 and 6-288 in part to read as follows:

"Sec. 6-287. - Adopted.

There is hereby adopted by the City of Richardson, Texas, the International Plumbing Code, 2012 Edition, together with Appendices E and F and amendments, a copy of which is on file in the City Secretary's Office and made a part of this Article for all purposes, the same as if copied in full herein, with the exception of such sections thereof, as are hereinafter deleted, modified or amended."

"Sec. 6-288. - Amendments.

The following sections of the International Plumbing Code, 2012 Edition, together with Appendices E and F, and amendments, are hereby amended to read as follows:

Section 102.5 of the International Plumbing Code, 2012 Edition, is amended by adding subsection 102.5.1 to read as follows:

> "102.5.1 Change in tenancy or ownership. It shall be unlawful to make a change in tenancy or ownership of any existing building or lease space without first making application for and obtaining approval for a certificate of occupancy."

Section 107.4 of the International Plumbing Code, 2012 Edition, is amended by adding subsection 107.4.4 to read as follows:

> "107.4.4 Subsequent reinspection and testing. Where any work or installation does not pass a retest or reinspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for a subsequent reinspection. A fee shall be paid to the Building Inspection Department prior to each subsequent reinspection."

Section 305.4.1 of the International Plumbing Code, 2012 Edition, is amended to read as follows:

> "305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (305 mm) below grade."

Section 312.10 of the International Plumbing Code, 2012 Edition, is amended by deleting subsections 312.10.1 and 312.10.2 and amending 312.10 to read as follows:.

> "312.10 Inspection and testing of backflow prevention assemblies. Inspection and testing shall comply with the requirements set forth by the Texas Commission on Environmental Quality."

Section 502 of the International Plumbing Code, 2012 Edition, is amended by adding subsection 502.6 to read as follows:

"502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, access shall be provided by a stairway or permanent ladder fastened to the building."

Section 606.1 of the International Plumbing Code, 2012 Edition, is amended by deleting items 4 and 5 and renumbering the remaining items.

Section 708.3.4 of the International Plumbing Code, 2012 Edition, is amended to read as follows:

"708.3.4 Upper terminal. Each horizontal drain over five (5) feet (1524 mm) in length shall be provided with a cleanout at its upper terminal. Each horizontal drain that serves sinks or urinals shall be provided with a cleanout at its upper terminal regardless of length."

Section 714 of the International Plumbing Code, 2012 Edition, is amended by amending section 714 and 714.1 to read as follows:

"SECTION 714
ENGINEERED DRAINAGE DESIGN,

"714.1 Design of drainage system.. The sizing requirements for plumbing drainage systems shall be determined by approved design methods."

Section 903.1 of the International Plumbing Code, 2012 Edition, is amended to read as follows:

"903.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall terminate at least 7 feet (2134 mm) above the roof."

Section 1106.1 of the International Plumbing Code, 2012 Edition, is amended to read as follows:

"1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of 5 inches.""

SECTION 7. That all provisions of the Code of Ordinances of the City of Richardson, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed

and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 8. That an offense committed before the effective date of this ordinance is governed by the prior law and provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 9. That should any word, phrase, section, or portion of this Ordinance or of the Code of Ordinances, as amended hereby, be held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 10. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 11. That this Ordinance shall become effective from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 22nd day of April, 2013.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:4-11-13:TM 60051)

CORRECTLY ENROLLED:

CITY SECRETARY

CITY OF RICHARDSON
RICHARDSON, TEXAS