

ORDINANCE NO. 3336

AN ORDINANCE AMENDING CHAPTER 98 OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES, ADOPTING THE 2012 INTERNATIONAL RESIDENTIAL CODE AS AMENDED AS THE RESIDENTIAL CODE OF THE CITY OF NORTH RICHLAND HILLS; AMENDING OTHER PROVISIONS OF SUCH CHAPTER 98; AMENDING APPENDIX A FEE SCHEDULE; REPEALING OBSOLETE AND CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; AUTHORIZING PUBLICATION AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the North Richland Hills City Council desires to adopt the 2012 Residential Building Code with amendments recommended by the North Central Texas Council of Governments and other amendments proposed by staff in order to better provide for the safety of its residents and their property;
NOW, THEREFORE,

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

Section 1: THAT Sections 98-141 of the North Richland Hills Code of Ordinances be amended to read as follows:

“Sec. 98-141. 2012 International Residential Code adopted.

The International Residential Code for One and Two-Family Dwellings, 2012 Edition, together with Appendix H 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 2: THAT Sections 98-142 of the North Richland Hills Code of Ordinances be amended to read as follows:

“Sec. 98-142. Amendments to the 2012 International Residential Code.

The 2012 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 R104.6; change to read as follows:**

R104.6 Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official or his designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If entry is refused by the occupant, the building official shall have recourse to the remedies provided by law to secure entry. If such structure or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused by the owner or other person having charge or control of the structure or premises, the building official shall have recourse to the remedies provided by law to secure entry.

****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 and similar uses, provided the floor area does not exceed 200 square feet.
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.
5. Sidewalks and other flatwork less than 200 SF in areas not located in a driveway, 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 not exceeding 200 square feet in area and meet section R302.1, that do not contain a roof or 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 group R, division 3 and their accessory structures. For the purpose of this section, roof repairs shall include the repair and replacement of the material above, but not including, the decking material, lathing boards or sheathing boards. 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 that all replacements meet the emergency egress requirements of section R310 of this code and 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.

*****Chapter 11 of the 2012 International Residential Code; replace in its entirety with Chapter 11 of the 2009 International Residential Code, adopted by reference, the same as though such chapter were copied at length herein.***

*****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 extension of time for additional period not exceeding 90 days each. 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 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
Accessory buildings or structures exempt from permits under Section R105.2

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

R110.2.1 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.

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.
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;
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 R112.2.1; delete section.**

****Section R112.2.2; delete section.**

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

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	
5 lb/ft ²	90 (3-sec-gust)/76 fastest mile	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

{No change to footnotes}

****Section R302.2, Exception; change to read as follows:**

Exception: A common two-hour fire-resistance-rated wall assembly, or one-hour fire-resistance-rated wall assembly when equipped with a sprinkler system... {remainder unchanged}

****Section R302.2.4, Exception 5; change to read as follows:**

Exception: {previous exceptions unchanged}

4. Townhouses separated by a common 1-hour fire-resistance-rated wall as provided in Section R302.2.

****Section R302.3; add Exception #3 to read as follows:**

Exceptions:

1. {existing text unchanged}
{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.

****Section R303.3, Exception; amend to read as follows:**

Exception: The glazed areas {remainder unchanged} unless the space contains only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

****R303.4 Mechanical Ventilation; change to read as follows:**

Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour or less when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

****Section R311.7.11; change to read as follows:**

R311.7.11 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 R313.1; add exception as follows:**

Exceptions:

1. {unchanged}
An automatic residential fire sprinkler system shall not be required in new townhouses 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 has omitted the residential fire sprinkler system otherwise required by Section R313 of the 2012 International Residential Code. A copy of the official record must be provided to the City of North Richland Hills at the time of permit application.

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

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 2012 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 R315.3, amend and add exceptions as follows:**

Where required in existing dwellings. Where work requiring a permit for an addition or an alteration that occurs in existing dwellings, that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1:

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

**** Section R316.4; change to read as follows:**

R316.4 Thermal barrier. Except as provided for in Section R316.5, foam plastic shall be separated from the interior {remainder of section unchanged}.

**** 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:

The foam plastic insulation is protected against ignition using one of the following ignition barrier materials:

1. 1¹/₂-inch-thick (38 mm) mineral fiber insulation;
2. 1¹/₄-inch-thick (6.4 mm) wood structural panels;
3. 3³/₈-inch (9.5 mm) particleboard;
4. 1¹/₄-inch (6.4 mm) hardboard;

5. $\frac{3}{8}$ -inch (9.5 mm) gypsum board; or
6. Corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm);
7. $1\frac{1}{2}$ -inch-thick (38 mm) cellulose insulation.

****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 R322.1; change to read as follows:**

R322.1 General. Buildings and structures, when permitted to be constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1) shall be designed and constructed as required in accordance with the provisions contained in this section or by other local provisions as applicable.

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

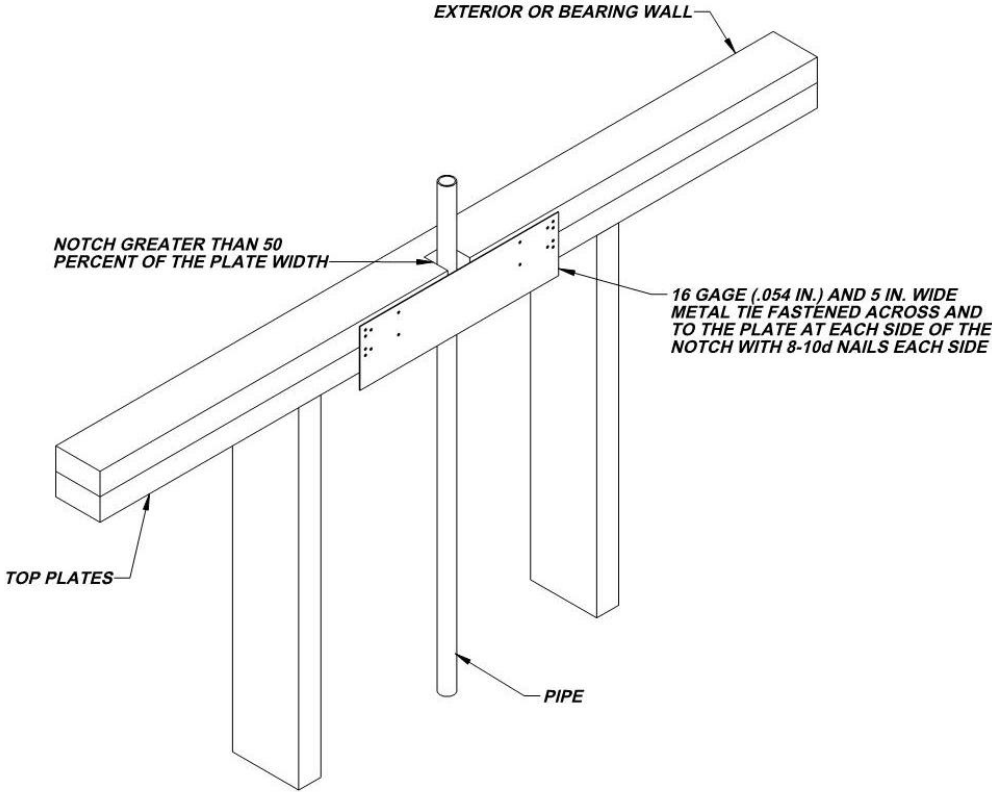
Section R401.2. Requirements. {existing text unchanged} ...

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 $1\frac{1}{2}$ 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}

****Figure R602.6.1; delete the figure and insert the following figure:**



****Section R703.7.4.1; add a second paragraph to read as follows:**

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

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.

****Section R902.1; Amend and add exception #3 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. *{remainder unchanged}*

Exceptions:

1. *{text unchanged}*
2. *{text unchanged}*

3. *{text unchanged}*
4. 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 (area defined by jurisdiction).

**** Part IV – Energy Conservation - Chapter 11; delete entire chapter and replace with Chapter 11 of the 2009 International Residential Code and the following amendments;**

****Section N1101.2 (of the 2009 IRC); add Section N1101.2.2 to read as follows:**

N1101.2.2 Compliance software tools. Software tools used to demonstrate energy code compliance utilizing the UA alternative approach shall be approved by the building official. The PNL program REScheck™ is not acceptable for residential compliance.

Exception: When REScheck™ “UA Trade-off” compliance approach or the UA Alternate compliance approach method is used, the compliance certificate must demonstrate that the maximum glazed area does not exceed 15% of the conditioned floor area.

****Section N1102.1 (of the 2009 IRC); change to read as follows:**

N1102.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table N1102.1 based on the climate zone specified in Table N1101.2. The use of Tables N1102.1 and N1102.1.2 are limited to a maximum glazing area of 15% window area to floor area ratio.

****Section N1102.2.12 (of the 2009 IRC); add Section N1102.2.12 to read as follows:**

N1102.2.12. Insulation installed in walls. Insulation batts installed in walls shall be totally surrounded by an enclosure on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the *building official*.

****Section M1305.1.3; change to read as follows:**

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . {bulk of paragraph unchanged} . . . sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
Where the passageway is unobstructed...{remaining text 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}
{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 M1502.4.4; Replace section as follows:**

M1502.4.4 Duct Length. The maximum allowable exhaust duct length shall be determined as specified in Section M1502.4.4.1.

****Section M1502.4.4.2; delete.**

****Section M1506.1; add second sentence as follows:**

M1506.1 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).

****M1503.4 Makeup Air Required Amend and add exception as follows:**

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Exception: 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 equal to the difference between the exhaust air rate and 600 cubic feet per minute.

****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 2407.11; modify Exception 8 to read as follows:**

G2407.11 (304.11) Combustion air ducts. Combustion air ducts shall comply with all of the following:

8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 12 inches (305 mm) vertically from the adjoining grade level or the manufacturer's recommendation, whichever is more stringent.

****Section G2404.11; 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 G2408.3 (305.5); delete.**

****Section G2414.5.2; delete.**

****Section G2415.2.1 (404.2.1); 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:**

All corrugated stainless steel tubing (CSST) shall have enhanced lightening protection properties and have a minimum stainless steel wall thickness of .010 inches. All CSST shall have an outer conductive jacket and/or a wire mesh layer that is electrically continuous and designed to provide lightening resistance.

****Section G2415.2.2 (404.2.2); add an exception to read as follows:**

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

****Section G2415.5; change to read as follows:**

Metallic tubing. Seamless aluminum alloy or steel tubing shall be permitted to be used with gases not corrosive to such material.

****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, except as provided for in Section G2415.12.1.

****Section G2415.12.1 (404.12.1); change to read as follows:**

G2415.12.1 Individual outside appliances. Individual lines to outside lights, grills or other appliances shall be installed a minimum of 12 inches (203 mm) below finished grade....{Rest unchanged}.

****Section G2417.1 (406.1); change to read as follows:**

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *pipng* 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 *pipng 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 (406.4) Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the *pressure test* period. The source of pressure shall be isolated before the *pressure tests* are made. Gauges used to measure... {remainder unchanged}

****Section G2417.4.1; change to read as follows:**

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than 3 psig (20 kPa gauge), or at the discretion of the *Building Official*, the *pipng* 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, gauges shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 1/2"), 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 1/2"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi.

For welded *pipng*, and for *pipng* 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 *pipng* 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.

****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. *Unvented room heaters* shall not be used as the 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 P2610; add new section to read as follows:**

SECTION P2609 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 P2801.6; add Exception to read as follows:**

Exceptions:

1. Electric Water Heater.

****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 P3005.2.6; change to read as follows:**

P3005.2.6 Base of stacks Upper Terminal. A cleanout shall be provided at the base of each waste or soil stack. Each horizontal drain shall be provided with a cleanout at its upper terminal.

Exception: Cleanouts may be omitted on a horizontal drain less than five (5) feet (1524 mm) in length unless such line is serving sinks or urinals.

****Section P3111; delete entire section.**

****Section P3112.2; 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 drainboard 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 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. 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 3: All conflicting provisions of other ordinances are repealed, but only to the extent of such conflict. Such ordinances are hereby saved to the extent they lawfully establish violations occurring prior to the enactment of this ordinance. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity 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 invalid phrase, clause, sentence, paragraph or section.

Section 4: Any person, firm or corporation violating any provision of this ordinance shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars (\$2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

Section 5: The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clauses of this ordinance as provided by law.

Section 6: This ordinance shall become effective immediately upon passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on the 27th day of October, 2014.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

George A. Staples, City Attorney