



ORDINANCE NO. 2019-36

AN ORDINANCE OF THE CITY OF RICHMOND, TEXAS, ADOPTING DIVISION 2 "PLUMBING CODE," ARTICLE II "TECHNICAL CODES," CHAPTER 103 "BUILDINGS AND BUILDING REGULATIONS," RICHMOND CODE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY CLAUSE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the City Commission of the City of Richmond, Texas desires to adopt the International Plumbing Code, 2015 Edition, as the Plumbing Code for the City; and,

WHEREAS, the City Commission of the City of Richmond now deems it appropriate to adopt the International Plumbing Code, 2015 Edition, as amended below, as the Plumbing Code for the City; **Now Therefore**,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Division 2 "Plumbing Code," Article II "Technical Codes," Chapter 103 "Buildings and Building Regulations," of the Code of Ordinances, City of Richmond, Texas is created to read as follows:

"Chapter 103 – BUILDINGS AND BUILDING REGULATIONS

....

ARTICLE II. – TECHNICAL CODES

....

DIVISION 2. – PLUMBING CODE

Sec. 103-40. - International Plumbing Code adopted.

The 2015 edition of the International Plumbing Code and Appendices B, C, D, and E thereto as published by the International Code Council, Inc., an authentic copy of which has been filed with the city secretary, is hereby adopted and made a part of this chapter, save and except those provisions amended in section 103-41.

Sec. 103-41. - Amendments to International Plumbing Code.

The 2015 edition of the International Plumbing Code adopted in section 103-40 is hereby amended in the following respects:

(1) *Subsection 101.1* is hereby amended to provide as follows:

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

(2) *Section 103* is hereby deleted.

(3) *Subsection 106.2* is hereby amended to provide as follows:

106.2 Exempt work. The following work shall be exempt from the requirement for a permit:

1. The repairing of leaks.

2. The clearing of stoppages in pipes, valves or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

3. The replacement of lavatory or kitchen faucets.

4. The replacement of ballcocks or water control valves.

5. The replacement of garbage disposals.

6. The replacement of water closets.

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

(4) *Subsections 106.3.3 and 106.5.3* are hereby deleted.

(5) Subsection 106.5.7 is hereby amended to provide as follows:

106.5.7 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized before the effective date of this code, provided that such construction has not been abandoned.

(6) Subsections 106.6.2 and 106.6.3 are hereby deleted.

(7) Subsections 108.2, and 108.3 are hereby deleted.

(8) Subsection 108.4 is hereby amended to provide as follows:

108.4 Violation Penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

(9) Subsection 108.5 is hereby amended to provide as follows:

108.5 Stop Work Orders. Upon notice from the code official, work on any plumbing system that is being performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person performing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine.

(10) Section 109 is hereby deleted.

(11) Subsection 305.4.1 is hereby amended to provide as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (305 mm) below grade.

(12) Subsection 603.2 is hereby amended to provide as follows:

603.2 Separation of water service and building sewer. Water service pipe and the building sewer shall be separated by a minimum of 9 feet of undisturbed earth or compacted earth. The required separation distance shall not apply where a water service pipe crosses over a sewer pipe, provided the water service is sleeved to a point not less than 9 feet horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials listed in Table 605.3, 702.2, and 702.3.

(13) Subsection 903.1 is hereby amended to provide as follows:

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated at least six inches (152 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than seven feet (2,134 mm) above the roof."

Section 3. Repeal. Division 1 "Generally," of Article II "Technical Codes," of Chapter 103 "Buildings and Building Regulations" of the Code of Ordinances, City of Richmond, Texas, as adopted by Ordinance No. 2015-24, is repealed. Any ordinance or other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 4. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional, and the City Commission of the City of Richmond, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 5. Effective Date. This Ordinance shall be effective from and after January 1, 2020, after its adoption and publication.

PASSED AND APPROVED on this the 19th day of August, 2019.



Evalyn W. Moore
Evalyn W. Moore, Mayor

ATTEST:

Laura Scarlato, City Secretary

APPROVED AS TO FORM:

Gary W. Smith, City Attorney