



CITY OF COLLEGE STATION
*Home of Texas A&M University**

AGENDA
CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS
Tuesday, September 22, 2009 - 6:00 p.m.
Council Chambers
City Hall
1101 Texas Ave.

1. Call meeting to order.
2. Consideration, discussion and possible action of absence request from meeting.
3. Hear visitors.
4. Presentation, possible action, and discussion to approve minutes from the Construction Board of Adjustments and Appeals Meeting from November 17, 2008.
5. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2009 International Mechanical Code (IMC) and related amendments.
6. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2009 International Fuel Gas Code (IFGC) and related amendments.
7. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding 2009 International Plumbing Code (IPC) and related amendments.
8. Public hearing, presentation, possible action, and discussion on a recommendation to City Council regarding the 2009 International Property Maintenance Code (IPMC) and related amendments.
9. Discussion and possible action on future agenda items - A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Construction Board of Adjustments and Appeals may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this The Construction Board of Adjustments and Appeals meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of The Construction Board of Adjustments and Appeals of College Station, Texas will be held on the 22nd day of September, 2009 at 6:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the day of , 2009 at p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of The Construction Board of Adjustments and Appeals of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on, at and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2009.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the day of _____, 2009.

My commission
expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.

AGENDA ITEM 4
APPROVAL OF MEETING MINUTES
NOVEMBER 17, 2008

MINUTES

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

17 November 2008

6:00 P.M.

City Hall Council Chambers

MEMBERS PRESENT: Chairman Frank Cox, Commission Members Quinn Williams, Bobby Mirza, Mike Lane, and David Hart.

MEMBERS ABSENT: None

STAFF PRESENT: Assistant Director Planning & Development Services Lance Simms, Building Official Chris Haver, Residential Plans Examiner Terry Boriskie, Assistant City Attorney Adam Falco, Staff Assistant Mandi Alford and Staff Assistant Amber Carter.

AGENDA ITEM NO. 1: Call meeting to order.

Chairman, Frank Cox, called the meeting to order at 6:05 p.m.

AGENDA ITEM NO. 2 Consideration, discussion and possible action on absence request from meeting.

None

AGENDA ITEM NO. 3: Hear visitors for items not on agenda.

None

AGENDA ITEM NO. 4: Consideration, discussion, and possible action to approve minutes from Construction Board of Adjustments and Appeals meeting from Wednesday, September 26, 2007.

Quinn Williams motioned to approve the minutes; David Hart seconded the motion, which passed unopposed (5-0).

AGENDA ITEM NO. 5: Public Hearing, presentation, possible action and discussion of a recommendation to City Council regarding changes to the City's landscape irrigation standards, implementing the provisions of House Bill 1656.

Building Official Chris Haver introduced Assistant Director Lance Simms, who presented an overview of the changes to the City's landscape irrigation standards, brought about in order to implement the provisions of House Bill 1656. These changes require that all irrigation systems be designed, installed, maintained, altered, repaired, serviced and operated in a manner that shall promote water conservation.

An irrigation plan will be required in order to obtain an irrigation permit and must include, in summary, the irrigator's seal, signature and date of signing, all major physical features and boundaries of the areas to be watered, a North arrow, a legend, the zone flow measurements for each zone, the location and type of each controller, sensor, water source, backflow prevention device, water emission device, valve, pressure regulation component and main line and lateral piping. The plan must also include the scale used and the design pressure.

In addition, the inspection to approve the installation of the irrigation system will be more comprehensive than current requirements in conjunction with the more stringent permitting requirements.

Commission members had several inquiries for Lance Simms regarding how these changes would be enacted in practical terms. Quinn Williams questioned how the new inspection would differ from the City's current irrigation inspection, the response being that the inspection will now include checking the placement of the water emission devices, among other things.

David Hart inquired as to what kind of effect these changes would have on staff workload, and whether additional staffing would be needed to meet the increase. Lance Simms acknowledged that this ordinance will create an additional work load, though there are no immediate plans to hire additional staff at this time. However, the department business plan calls for the addition of a Building Inspector position in 2010.

Mike Lane inquired as to how these changes would affect the Certificate of Occupancy process. Lance Simms replied that the City currently requires new construction which has an irrigation system installed to have that system permitted prior to the issuance of a CO, and that will still be the case under the changes proposed.

Chairman Frank Cox asked if a homeowner would be required to pull an irrigation permit to install their own irrigation system. Lance Simms replied that yes, homeowners would be required to pull an irrigation permit and meet all standards set forth by the City for licensed irrigators in order for that permit to be approved.

David Hart asked if there were any changes made to the proposed ordinance after the public stakeholder's meeting. Lance Simms replied that there were no changes made after the public stakeholder's meeting.

Chairman Frank Cox opened the public hearing for Item # 5

Jennifer Nations, City of College Station Water Services Program Coordinator spoke in favor of the proposed ordinance.

Frank Cox closed the public hearing for Item # 5.

David Hart motioned to approve the recommended ordinance changes as submitted; Quinn Williams seconded the motion, which passed unopposed (5-0)

AGENDA ITEM NO. 6: Discussion and possible action on future agenda items - A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None

AGENDA ITEM NO. 7: Adjourn.

Mike Lane motioned to adjourn the meeting; David Hart seconded the motion, which passed unopposed (5-0). Meeting was adjourned at 6:42 p.m.

APPROVED:

Chairman: Frank Cox

ATTEST:

Staff Assistant: Amber Carter



AGENDA ITEM 5
2009 INTERNATIONAL
MECHANICAL CODE

Construction Board of Adjustments and Appeals

Staff Report

Item: Public hearing, presentation, possible action, and discussion on a recommendation to City Council concerning the adoption of the 2009 International Mechanical Code (IMC) and related amendments

Item Background: The City of College Station currently uses the 2006 edition of the International Codes, including the IMC. The International Code Council issues new code editions every three years. The 2009 I-Codes have been published and are available for adoption by governmental entities. Staff will present an overview of changes included in the 2009 IMC and recommended code amendments.

Staff Recommendation: Staff recommends approving a recommendation that the 2009 IMC and related amendments be forwarded to City Council for adoption.

Attachments: 2009 IMC (Overview of Changes)
Proposed Amendments to the 2009 IMC

2009 International Mechanical Code Overview of Changes

The latest code change cycle resolved common interpretation problems and provided clarity of content to the 2009 *International Mechanical Code* (IMC). The code was also changed to reflect current design, construction and inspection methods. In order to keep the IMC up to date on new technology, requirements to assist designers, installers and inspectors as the demand for new energy sources increase.

The 2009 IMC is primarily intended to be a commercial code. Therefore, mechanical installations associated with one-and-two family dwellings are regulated by the *International Residential Code*.

New in the 2009 Edition:

110 Temporary Equipment, Systems And Uses (Provides administrative provisions to deal with mechanical systems within temporary structures or systems that will exist for only a limited time. Examples would include systems to heat the building during the construction process.)

307.2.2 Drain pipe materials and sizes (The code will now specify a specific pipe size for condensate drains based upon the refrigeration capacity of the equipment. Previously the code specified only the minimum size for condensate lines but did not indicate when a larger line was needed.)

504.8 Common exhaust systems for clothes dryers located in multistory structures (Due to the length limitations for dryer exhaust ducts, the termination of the ducts and compliance with the code requirements is difficult in multi-story buildings. This new section provides specific requirements that help to address how the ducts can be gathered into a common exhaust and address the shaft requirements that effect them.)

505.2 Makeup air required (The requirement establishes a maximum exhaust limit for domestic kitchen exhaust systems before makeup air is required. Because of the potential effects of negative pressure on other systems in the home, makeup air is required for any exhaust system that exceeds 400cfm.)

506.4.2 Type II terminations (This section provides termination requirements for Type II commercial hood exhaust, which previously had not been addressed by the code.)

507.9 Clearances for Type I hoods (Cementitious wallboard has been added to the exception for clearances from a Type I hood. Therefore, this material will be exempt from the 18 inch clearance to combustibles requirement.)

603.4.1 Minimum fasteners (This new section will provide a required method of joining sections of round ducts. The section requires a minimum of three (3) screws at each joint.)

1101.10 Locking access port caps (Requires refrigerant access ports that are located outdoors to be equipped with a locking cap to limit unauthorized access.)

Changes to the 2009 Edition:

304.6 Public garages (The distance above the floor of a public garage and the bottom of an appliance will now be determined by the height of the vehicle entry door.)

918.6 Prohibited sources (Unconditioned attics and crawl spaces are now specifically prohibited as sources of outdoor or return air for forced air heating systems.)

**2009 International Mechanical Code
Proposed Amendments**

Note: An asterisk at the beginning of a section identifies a new amendment with the 2009 code edition.

"D. The International Mechanical Code adopted by reference in Section 101.4.2, 2009 International Building Code is hereby amended as follows:

- 1 Section 102.8 (Referenced codes and standards) is amended by adding the following exception:

'Exception: Any reference to the ICC Electrical Code shall mean the National Electrical Code, as adopted and amended by the City of College Station.'

(Reason: The City of College Station has adopted the National Electrical Code to regulate electrical installations.)

- 2 Section 106.3 (Application for permit) is amended by deleting the text in said section and replacing it with the following:

'The code official may require a permit application for work regulated by this code.'

(Reason: The code, as written, requires a written application for mechanical permits. This amendment provides the flexibility of making written permit applications optional.)

- 3 Section 106.5.2 (Fee schedule) is amended by deleting the section in its entirety.

(Reason: The City currently has a permit fee schedule that has been adopted by resolution.)

- 4 Section 106.5.3 (Fee refunds) is amended by deleting the text in said section and replacing it with the following:

'The City Manager or his designee is authorized to establish a refund policy.'

(Reason: A refund policy for permit fees already exists. This amendment also makes the IMC fee refund requirement consistent with section 108.6, 2006 IBC.)

- 5 Section 108.5 (Stop work orders) is amended by inserting the following amounts in the blanks provided at the end of said section:

'twenty-five (\$25.00) in the first blank and two-thousand (\$2,000.00) in the second blank'

(Reason: The amounts above are consistent with fines for violations as outlined in the adopting ordinance.)

6 Section 109 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: The City has already provided for the establishment of the Construction Board of Adjustments and Appeals in Section 1(A), Chapter 3, College Station Code of Ordinances.)

7 Section 304.7 (Private garages) is amended by deleting the section in its entirety.

(Reason: It is not consistent with current local practice to require appliances to be elevated 6' in private garages. This amendment is also consistent with IFGC amendment.)

8 Section 507.16.1 (Capture and containment test) is amended by deleting the section in its entirety.

(Reason: It is not consistent with local practice to require a capture and containment test on commercial kitchen hoods.)"

AGENDA ITEM 6
2009 INTERNATIONAL
FUEL GAS CODE

Construction Board of Adjustments and Appeals

Staff Report

Item: Public hearing, presentation, possible action, and discussion on a recommendation to City Council concerning the adoption of the 2009 International Fuel Gas Code (IFGC) and related amendments.

Item Background: The City of College Station currently uses the 2006 edition of the International Codes, including the IFGC. The International Code Council issues new code editions every three years. The 2009 I-Codes have been published and are available for adoption by governmental entities. Staff will present an overview of changes included in the 2009 IFGC and recommended code amendments.

Staff Recommendation: Staff recommends approving a recommendation that the 2009 IFGC and related amendments be forwarded to City Council for adoption.

Attachments: 2009 IFGC (Overview of Changes)
Proposed Amendments to the 2009 IFGC

2009 International Fuel Gas Code Overview of Changes

The *2009 International Fuel Gas Code* (IFGC) consolidates all code changes from the fuel gas related installations into one convenient document. It is a compilation of fuel gas related text from the International Mechanical Code, the International Plumbing Code, and the National Fuel Gas Code. The code is designed to complement the family of International Codes, including the International Mechanical Code, the International Plumbing Code, the International Fire Code, and the *International Building Code*.

The IFGC regulates fuel gas distribution piping systems, gas-fired appliance installation and gas-fired appliance venting systems for structures other than one-and-two family dwellings. Fuel gas installations associated with one-and-two family dwellings are regulated by the International Residential Code.

New in the 2009 Edition:

202 Definitions (The definition for appliance and equipment have been clarified to differentiate their function.)

404.6 Piping in solid floors (This new section gives specific directions for treatment at the termination ends of conduit for gas piping installed in a conduit embedded in concrete.)

404.8 Isolation (LP-Gas fuel gas systems assembled using metallic piping now require a dielectric fitting to electrically isolate the underground piping from aboveground pipe that enters into a building.)

Changes to the 2006 Edition:

306.3, 306.4 Appliances in attics, Appliances under floors (Attics and underfloor spaces used for the installation of appliances now must meet the IFGC access requirements for maintenance and replacement.)

404.1 Prohibited locations (Requirements prohibiting the installation of fuel gas piping in any vertical shaft used as an air duct or laundry chute have been clarified.)

404.4 Underground penetrations prohibited (The IFGC no longer permits fuel gas piping to penetrate the foundation walls when the piping is installed below grade.)

408.4 Sediment trap (The requirement for sediment traps have been revised to address their location and design.)

409.5 Appliance shutoff valve (This section has been reorganized to clarify the shutoff valve location requirements. When a manifold piping configuration is installed, a new provision permits the shutoff valve to be located at the manifold and not greater than 50 feet from the appliance.)

411.1.3.1 Maximum length (The maximum length for appliance connectors has increased from 3 feet to 6 feet.)

614.6 Domestic clothes dryer exhaust ducts (Except where determined by the manufacturer's installation instructions, the maximum prescribed length for gas dryer exhaust duct has increased from 25 feet to 35 feet.)

2006 International Fuel Gas Code Proposed Amendments

Note: An asterisk at the beginning of a section identifies a new amendment with the 2006 code edition.

"C. The International Fuel Gas Code adopted by reference in Section 101.4.2, 2006 International Building Code is hereby amended as follows:

1. Section 102.8 (Referenced codes and standards) is amended by adding the following exception:

"Exception: Any reference to the ICC Electrical Code shall mean the National Electrical Code, as adopted and amended by the City of College Station."

(Reason: The City of College Station has adopted the National Electrical Code to regulate electrical installations.)

2. Section 106.3 (Application for permit) is amended by deleting the text in said section and replacing it with the following:

"The code official may require a permit application for work regulated by this code."

(Reason: The code, as written, requires a written application for gas permits. This amendment provides the flexibility of making written permit applications optional.)

3. Section 106.5.2 (Fee schedule) is amended by deleting the section in its entirety.

(Reason: The City currently has a permit fee schedule that has been adopted by resolution.)

4. Section 106.5.3 (Fee refunds) is amended by deleting the text in said section and replacing it with the following:

"The City Manager or his designee is authorized to establish a refund policy."

(Reason: A refund policy for permit fees already exists. This amendment also makes the IFGC fee refund requirement consistent with section 108.6, 2006 IBC.)

5. Section 109 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: The City has already provided for the establishment of the Construction Board of Adjustments and Appeals in Section 1(A), Chapter 3, College Station Code of Ordinances.)

6. Section 305.5 (Private garages) is amended by deleting the section in its entirety.

(Reason: It is not consistent with local practice to require appliances to be elevated 6' in private garages.)

7. Section 305.7 (Clearance above grade) is amended by replacing "6 inches (152 mm)" with "3 inches".

(Reason: It is not consistent with local practice to install mechanical equipment on a 3 to 4 inch thick pad.)

8. Section 403.4.3 (Copper and brass) is amended by deleting the section in its entirety.

(Reason: Gas may have a corrosive effect on copper and brass pipe.)

9. Section 403.5.2 (Copper and brass tubing) is amended by deleting the section in its entirety.

(Reason: Gas may have a corrosive effect on copper and brass pipe.)

10. Section 406.1.2 (Repairs and additions) is amended by deleting the existing text in its entirety and replacing it with the following:

"In the event repairs or additions are made after the pressure test, the affected piping shall be tested. If approved by the code official, minor repairs and additions are not required to be pressure tested provided the work is inspected and connections are tested with a noncorrosive leak-detecting fluid or other leak detecting methods."

(Reason: As written, the code would allow gas pipe repairs and additions to be tested with a soap solution. This amendment provides the code official with the discretion to require a pressure test if deemed appropriate.)

11. Section 406.4 (Test pressure measurement) is amended by adding the following to the end of said section:

'For gas systems with a working pressure up to and including five (5) psi., a diaphragm gauge utilizing a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, 2/10 pound incrementation and a pressure range not more than twenty (20) psi shall be acceptable. A mechanical spring gauge is only acceptable for use on gas systems requiring a pressure test of more than 20 psig.'

(Reason: This amendment allows the use of the more accurate diaphragm gauge for gas tests on systems operating at 5 psi or less.)

12. Section 406.4.1 (Test pressure) is amended by deleting the existing text in its entirety and replacing it with the following:

'The test pressure to be used shall be no less than twice the proposed maximum working pressure, but no less than five (5) psig, irrespective of design pressure.'

(Reason: This amendment provides for an elevated standard for gas pressure.)

13. Section 406.4.2 (Test duration) is amended by deleting the existing text in its entirety and replacing it with the following:

"Gas piping systems shall withstand the required pressure test for a period of not less than ten (10) minutes without showing any drop in pressure."

(Reason: The Code, as written, bases the test duration on the volume of the gas pipe. The amendment also makes the test duration consistent with previous code editions.)"

Construction Board of Adjustments and Appeals

Staff Report

Item: Public hearing, presentation, possible action, and discussion on a recommendation to City Council concerning the adoption of the 2009 International Plumbing Code (IPC) and related amendments

Item Background: The City of College Station currently uses the 2006 edition of the International Codes, including the IPC. The International Code Council issues new code editions every three years. The 2009 I-Codes have been published and are available for adoption by governmental entities. Staff will present an overview of changes included in the 2009 IPC and recommended code amendments.

Staff Recommendation: Staff recommends approving a recommendation that the 2009 IPC and related amendments be forwarded to City Council for adoption.

Attachments: 2009 IPC (Overview of Changes)
Proposed Amendments to the 2009 IPC

2009 International Plumbing Code Overview of Changes

The *2009 International Plumbing Code* (IPC) contains many changes that provide clarity of content and resolve common interpretation problems. The scope of the 2009 IPC continues to encompass the initial design of the plumbing system, the installation and construction of plumbing systems, and the maintenance of operating systems. All plumbing systems which are provided for utilization by and for the general safety and well-being of the occupants of a building are intended to be governed by the code. Plumbing installations associated with one-and-two family dwellings are regulated by the *International Residential Code*.

New in the 2009 Edition

312.9 Shower liner test (Requires shower pan liners to be made water-tight. This code addition will mandate that testing will be conducted by water, which will provide visual assurance that leaks are not present.)

403.4.1 Directional signage (Directional signage indicating the route to the nearest public facility is now required to be clearly and conspicuously posted in accordance with the International Building Code. The signage shall be posted and located in a major corridor or aisle near the entrance of the facility.)

502.5 Clearance for maintenance and replacement (This code addition provides assurance that service and replacement of water heaters can take place without having obstructions interfere with those operations.)

Changes to 2006 Edition

Table 403.1 Minimum Number of Required Plumbing Fixtures (Buildings of Group I-4 occupancy for adult day care and child care are now required to have a bathtub or a shower for bathing.)

Table 403.1 Minimum Number of Required Plumbing Fixtures (Drinking fountains are not required for an occupancy load of fifteen (15) or fewer. This change sets the minimum number of sixteen (16) occupants before a drinking fountain is required.)

410.2 Prohibited location (The code now clarifies that no drinking water outlets shall be located in public restrooms, to prevent contamination.)

412.2 Floor drains (This code change prohibits floor drains from being installed in locations where they are not serviceable. It also recognizes an exception where floor drains are located under refrigerated display cases, which occurs on a regular basis.)

417.2 Water supply riser (The change provides assurance that the shower arm receiver fitting will be properly anchored. This will avoid connection failures caused by installation stress of the shower arm.)

419.1 Approval (The inclusion of this performance standard in the code allows the use of vitreous china, waterless urinals based on code acceptance standards.)

504.6 Requirements for discharge piping (The code change clarifies that a relief valve serving a water heater or storage tank may discharge into a pan serving the device.)

608.8 Identification of nonpotable water (The code now provides greater clarification that lines that convey nonpotable water shall be identified by the color purple.)

**2009 International Plumbing Code
Proposed Amendments**

Note: An asterisk at the beginning of a section identifies a new amendment with the 2009 code edition.

"E. The International Plumbing Code adopted by reference in Section 101.4.3, 2009 International Building Code is hereby amended as follows:

- 1 Section 102.8 (Referenced codes and standards) is amended by adding the following exception:

'Exception: Any reference to the ICC Electrical Code shall mean the National Electrical Code, as adopted and amended by the City of College Station.'

(Reason: The City of College Station has adopted the National Electrical Code to regulate electrical installations.)

- 2 Section 106.3 (Application for permit) is amended by deleting the text in said section and replacing it with the following:

'The code official may require a permit application for work regulated by this code.'

(Reason: The code as written, requires a written application for plumbing permits. This amendment provides the flexibility of making written permit applications optional.)

- 3 Section 106.6.2 (Fee Schedule) is amended by deleting this section in its entirety.

(Reason: The City currently has a permit fee schedule that has been adopted by resolution.)

- 4 Section 106.6.3 (Fee refunds) is amended by deleting the text in said section and replacing it with the following:

'The City Manager or designee is authorized to establish a refund policy.'

(Reason: A refund policy for permit fees already exists. This amendment also makes the IPC fee refund requirement consistent with section 109.6, 2009 IBC.)

- 5 Section 108.5 (Stop work orders) is amended by inserting the following amounts in the blanks provided at the end of said section:

'twenty-five (\$25.00) in the first blank and two-thousand (\$2,000.00) in the second blank'

(Reason: The amounts above are consistent with the fines as outlined in the adopting ordinance for violations.)

- 6 Section 109 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: The City already provided for the establishment of the Construction Board of Adjustments and Appeals in Section 1(A), Chapter 3, College Station Code of Ordinances.)

- 7 Section 305.6.1 (Sewer depth) is amended by inserting "twelve (12)" in both blanks and adding the following sentence to the end of said section.

'Where conditions prohibit the required amount of cover, cast iron pipe with approved joints may be used unless other means of protecting the pipe is provided as approved by the Building Official.'

(Reason: When field conditions do not allow at least 12 inches of ground cover over a sewer line, cast iron pipe is provided as approved by the Building Official.)

- 8 Section 312.1 (Required tests) is amended by deleting the following text from said section:

' , for piping systems other than plastic, by'

(Reason: This change allows an air test for plastic piping systems – a common practice on job sites without access to water. The 2003 IPC also allowed air tests for plastic piping systems.)

- 9 Section 312.2 (Drainage and vent water test) is amended by deleting said section in its entirety and replacing with the following:

'312.2 Drainage water test. A water test shall be applied to the drainage system either in its entirety or in sections. If applied to the entire system, all openings in the piping shall be tightly closed, except the highest opening, and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening shall be tightly plugged except the highest opening of the section under test, and each section shall be tested with not less than a 10-foot head of water. This pressure shall be held for at least 15 minutes. The drainage system shall then be tight at all points.'

(Reason: This change omits any reference to pressure testing the vent system. It is not a common practice in this area to require a pressure test on the vent system.)

- 10 Section 312.3 (Drainage and vent air test) is amended by deleting said section in its entirety and replacing with the following:

'312.3 Drainage air test. An air test shall be applied to the drainage piping by forcing air into the system until there is uniform gauge pressure of 5 pounds per square inch (psi) or sufficient to balance a 10-inch column of mercury. This pressure shall be held for a test period of at least 15 minutes. Any adjustment to the test pressure required because of changes in ambient temperature or the seating of gaskets shall be made prior to the beginning of the test period.'

(Reason: This change omits any reference to pressure testing the vent system. It is not common practice in this area to require a pressure test on the vent system.)

- 11 Section 312.10 (Inspection and testing of backflow prevention assemblies.) is amended by deleting said section in its entirety and replacing with the following:

'312.10 Inspection and testing of backflow prevention assemblies. Upon initial installation, an inspection shall be made of all backflow prevention devices and assemblies to determine whether they are operable. Testing of all backflow prevention devices and assemblies shall be in accordance with Chapter 11, Section 10, Subsection F, of the Code of Ordinances, City of College Station, Texas.'

(Reason: Consistent with City Council's direction concerning backflow prevention devices.)

- 12 Section 410.1 (Approval) is amended by deleting the last sentence in said section and replacing it with the following:

'Where bottle water dispensers are provided in other occupancies, drinking fountains shall not be required.'

(Reason: This change allows bottled water dispensers to be used in place of drinking fountains and is consistent with the requirements in the 2000 IPC.)

- 13 Table 605.3 (Water Service Pipe) is amended by deleting the following materials:

Acrylonitrile butadiene styrene (ABS) plastic pipe
Asbestos – cement pipe
Polybutylene (PB) plastic pipe and tubing
Polyethylene (PE) plastic pipe
Polyethylene (PE) plastic tubing
Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe

(Reason: The piping materials listed above are not commonly used in this area. Furthermore, College Station has relatively high water pressure demanding the best water service piping material.)

- 14 Table 605.4 (Water Distribution Pipe) is amended by deleting the following materials:

Polybutylene (PB) plastic pipe and tubing
Polyethylene/aluminum/polyethylene (PE-AL-PE) pipe

(Reason: The piping materials listed above are not commonly used in this area. Furthermore, College Station has relatively high water pressure demanding the best water service piping materials.)

- 15 Section 606 (Installation of the Building Water Distribution System) is amended by adding section 606.7 to read as follows:

'606.7 Materials below slab. Water distribution piping installed under concrete slabs shall be copper (minimum type K), cross-link polyethylene (PEX) tubing, or cross-linked polyethylene/aluminum/ polyethylene (PEX-AL-PEX) pipe, all installed without joints or connections. Materials subject to corrosion shall be protected when exposed to concrete or corrosive soils.'

(Reason: This amendment provides an elevated standard for water distribution piping installed under concrete slabs.)

- 16 Section 606.8 (Sleeved cross-linked polyethylene piping or tubing) is amended by adding the following section:

Sleeved cross-polyethylene piping or tubing. 'When a sleeve is provided for cross-linked polyethylene (PEX) plastic piping or tubing installed under concrete slabs the annular space between the piping or tubing and the sleeve must be caulked, foamed, or otherwise sealed to prevent the entrance of termiticide.'

(Reason: This amendment provides added protection from liquid chemical termiticides that may enter the void between the sleeve and piping /tubing.)

- 17 Section 608.16.5 (Connections to lawn irrigation systems) is amended by adding the following sentence to the end of the section.

'Double check valve assemblies may be used to protect against backflow on lawn irrigation systems where chemical injection systems are not present.'

(Reason: Consistent with City Council's direction concerning backflow prevention devices.)

- 18 Section 701.2 (Sewer required) is amended by deleting the section in its entirety and replacing with the following:

'701.2 Sewer required. Every building in which plumbing fixtures are installed and all premises having sanitary drainage piping shall be connected to an approved sewer. Private sewage systems must comply with City of College Station's Code of Ordinances (Chapter 11, Section 2). All private sewage disposal systems must comply with the latest adopted standards of the Texas Commission on Environmental Quality and be installed under the direction of the Brazos County Health Department. The installer shall be licensed by the Texas Commission on Environmental Quality.'

(Reason: This change requires private sewer system installations – treatment plants, septic systems, etc. – to comply with state and county health department rules.)"

- *19 Section 1003.3.4 (Grease interceptors and automatic grease removal devices) is amended by deleting the section in its entirety.

(Reason: Chapter 11, Section 6H, College Station Code of Ordinances, contains detailed provisions for sizing grease interceptors.)

AGENDA ITEM 8
2009 INTERNATIONAL
PROPERTY MAINTENANCE CODE

Construction Board of Adjustments and Appeals

Staff Report

Item: Public hearing, presentation, possible action, and discussion on a recommendation to City Council concerning the adoption of the 2009 International Property Maintenance Code (IPMC) and related amendments

Item Background: The City of College Station currently uses the 2006 edition of the International Codes, including the IPMC. The International Code Council issues new code editions every three years. The 2009 I-Codes have been published and are available for adoption by governmental entities. Staff will present an overview of changes included in the 2009 IPMC and recommended code amendments.

Staff Recommendation: Staff recommends approving a recommendation that the 2009 IPMC and related amendments be forwarded to City Council for adoption.

Attachments: 2009 IPMC (Overview of Changes)
Proposed Amendments to the 2009 IPMC

2009 International Property Maintenance Code Overview of Changes

The 2009 *International Property Maintenance Code* (IPMC) continues to emphasize protection of health, safety and welfare while providing code requirements that are enforceable in the diverse types of buildings that exist. Providing a safe means of egress, preventing hazardous structural conditions and reducing health hazards by providing a clean, sanitary environment are the key components of the code.

The IPMC applies to all existing structures, including residential and nonresidential property and addresses the following areas:

- Administration, enforcement and penalties associated with the code
- Determination and assignment of responsibility for code compliance among the owner, operator and occupant of a property
- Minimum property maintenance conditions for existing structures and premises in regard to structural safety, sanitation, health and comfort
- Regulating the use of existing dwelling through the establishment of occupancy limitations
- Maintenance of means of egress and fire safety, with appropriate references to the *International Fire Code*

New in the 2009 Edition

108.1.5 Dangerous *structure* or *premises* (Section was added to the code to provide a list of conditions that establish an important baseline to utilize when evaluating a structure)

108.2.1 Authority to disconnect service utilities (When hazards to public health, safety or welfare are created by an unsafe building pose an imminent danger the code official has the authority to order disconnection.)

108.6 Abatement methods (This new section makes it clear that the owner, operator or occupant is the party responsible to take action to abate hazardous systems or conditions.)

108.7 Record (A report is required to be filed on each investigation of unsafe conditions, stating the occupancy of the structure and the nature of the unsafe condition.)

604.3.1 Abatement of electrical hazards associated with water exposure (Electrical equipment that has been exposed to water can present a hazard. This new section addresses that issue along with the following subsection which lists all the different types of systems and components that are susceptible to water damage.)

604.3.2 Abatement of electrical hazards associated with fire exposure (Electrical equipment that has been exposed to fire can present a hazard. It is often difficult to establish just how badly an electrical system has been damaged by fire and heat. This section defines the scope as pertaining to electrical systems that have been exposed to fire.)

**2009 International Property Maintenance Code
Proposed Amendments**

Note: An asterisk at the beginning of a section identifies a new amendment with the 2009 code edition.

“F. The International Property Maintenance Code adopted by reference in Section 101.4.4, 2009 International Building Code is hereby amended as follows:

- 1 Section 102.7 (Referenced codes and standards) is amended by adding the following exception:

‘Exception: Any reference to the ICC Electrical Code shall mean the *National Electrical Code*, as adopted and amended by the City of College Station.’

(Reason: The City of College Station has adopted the *National Electrical Code* to regulate electrical installations.)

- 2 Section 107 (Notices and orders) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1B, College Station Code of Ordinances, contains detailed provisions concerning notices, written in compliance with State law.)

- 3 Section 108 (Unsafe Structures and Equipment) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C, College Station Code of Ordinances, contains detailed provisions concerning dangerous structures, written in compliance with State law.)

- 4 Section 109 (Emergency Measures) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C College Station Code of Ordinances, contains detailed provisions concerning emergency measures, written to comply with State law.)

- 5 Section 110 (Demolition) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1C, College Station Code of Ordinances, contains detailed provisions concerning the demolition and/or repair of substandard structures, written to comply with State law.)

- 6 Section 111 (Means of Appeal) is amended by deleting the section in its entirety.

(Reason: Chapter 3, Section 1, College Station Code of Ordinances, provides for the Construction Board of Adjustments and Appeals.)

- 7 Section 302.4 (Weeds) is amended by deleting the section in its entirety.

(Reason: Code enforcement has requirements concerning the height of weeds/grass and is responsible for enforcement.)

- 8 Section 304.3 (Premises identification) is amended by deleting the text in said section and replacing it with the following:

'Premises identification shall be in compliance with Section 501.2, 2009 International Building Code as amended.'

(Reason: The City has detailed addressing standard adopted by Section 501.2, IBC.)

- 9 Section 304.14 (Insect screens) is amended by deleting the existing text and replacing it with the following:

'Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any other areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm) and every swinging door shall have a self-closing device in good working condition.'

Exceptions:

1. Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
2. Screens shall not be required for windows and doors enclosing habitable spaces that contain central heating and air conditioning equipment that provide mechanical ventilation.'

(Reason: The new text requires screens year round and provides for an additional exception allowing screens to be omitted on homes with central air and heat.)

- 10 Section 602.3 (Heat supply) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

- 11 Section 602.4 (Occupiable work space) is amended by adding the following dates in the blanks provided:

'1 October in first blank and 30 April in second blank'

(Reason: The specified dates should cover the time of year that heat is needed in this geographic area)

- 12 Section 602.4 (Occupiable work spaces) is amended by adding the following exception:

'3. Warehouse, storage rooms and similar areas that are not occupied on a constant basis.'

(Reason: The added exception allows warehouses, storage rooms, and similar work areas that are not occupied on a constant basis to be unheated.) “

*13 Appendix A (Boarding Standard) is hereby adopted.

(Reason: The appendix provides the minimum specifications for boarding up a structure. This can be utilized by a jurisdiction to set a consistent boarding quality standard.)