

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Engineering and Construction Management Department

AGENDA DATE: Introduction on September 14, 2010; Public hearing on September 21, 2010

CONTACT PERSON/PHONE: R. Alan Shubert, P.E. - ext. 4423

DISTRICT(S) AFFECTED: Citywide

SUBJECT:

Discussion and action on the following code changes to Titles, 9 (Health & Safety), and 18 (Building & Construction) of the City Code, as follows:

- a) An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Building and Construction administrative Code, Sections 18/02.103.1.1.6 (Prerequisite to Issuance of Permits), and 18/02.103.9.1.2.1 (Prerequisite to Issuance of Certificate of Occupancy) of the El Paso City Code to Amend the Requirements for Issuance of Conditional Building Permits and Certificates of Occupancy for Lots with Conditional Building Permits.
- b) An Ordinance amending Title 18 (Building & Construction), Chapter 18.02 (Building and Construction Administrative Code) of the El Paso City Code, by repealing Chapter 18.02 in its entirety and adopting a new Chapter 18.02 in its place.
- c) An Ordinance adopting the 2009 Edition of the International Building Code and amending Title 18 (Building & Construction), Chapter 18.08 (Building Code) of the El Paso City Code to provide for local amendments.
- d) An Ordinance adopting the 2009 Edition of the International Residential Code and amending Title 18 (Building & Construction), Chapter 18.10 (Residential Code) of the El Paso City Code to provide for local amendments.
- e) An Ordinance adopting the 2009 Edition of the International Mechanical Code and amending Title 18 (Building & Construction), Chapter 18.12 (Mechanical Code) of the El Paso City Code to provide for local amendments.
- f) An Ordinance adopting the 2008 Edition of the National Electrical Code and amending Title 18 (Building & Construction), Chapter 18.16 (Electrical Code) of the El Paso City Code to provide for local amendments.
- g) An Ordinance adopting the 2009 Edition of the International Plumbing Code and amending Title 18 (Building & Construction), Chapter 18.20 (Plumbing Code) of the El Paso City Code to provide for local amendments.
- h) An Ordinance adopting the 2009 Edition of the International Fuel Gas Code and amending Title 18 (Building & Construction), Chapter 18.24 (Gas Code) of the El Paso City Code to provide for local amendments.
- i) An Ordinance adopting the 2009 Edition of the International Existing Building Code and amending Title 18 (Building & Construction), Chapter 18.28 (Existing Building Code) of the El Paso City Code to provide for local amendments.
- j) An Ordinance amending Title 18 (Building and Construction), Chapter 18.46 (Landscape), of the El Paso City Code, to provide additional definitions, clarify the landscape requirements for parking lots, lower the percentage of plants required from the plant list, and add an exemption to the landscape requirements.
- k) An Ordinance adopting the 2009 Edition of the International Energy Conservation Code and amending Title 18 (Building & Construction), to add Chapter 18.70 (Energy Conservation Code) to the El Paso City Code and providing for local amendments.
- l) An Ordinance adopting the 2009 Edition of the International Fire Code and amending Title 9 (Health & Safety), Chapter 9.52 (Fire Prevention Code) of the El Paso City Code to provide for local amendments.

BACKGROUND / DISCUSSION:

The International Code Council has published the 2009 version of the International Code Family and local public input and industry input has been taken to assure that the current version of the codes are amended and adopted as appropriate for the City Of El Paso. These codes are normally revised on a three year cycle, and adoption is key to stay abreast of modern developments in building safety and to be consistent with adoption by the State of Texas of certain codes.

PRIOR COUNCIL ACTION:

The City Council on July 20, 2010 heard the findings of the Planning and Development Legislative Review Committee, and directed staff to go forward with the 2009 International Building Codes, perform additional industry outreach and to bring the codes back for Council consideration in 90 days.

AMOUNT AND SOURCE OF FUNDING:

No funding required for execution of this item.

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:



(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2009 EDITION OF THE INTERNATIONAL FUEL GAS CODE AND AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.24 (GAS CODE), OF THE EL PASO CITY CODE, TO PROVIDE FOR LOCAL AMENDMENTS TO THE 2009 INTERNATIONAL FUEL GAS CODE, THE PENALTY BEING AS PROVIDED IN SECTION 18.02.107 (VIOLATIONS AND PENALTIES) OF THE EL PASO CITY CODE.

WHEREAS, the 2009 edition of the International Fuel Gas Code has been published and adoption of the 2009 edition of the International Fuel Gas Code is now proposed; and

WHEREAS, the Building Official for the City of El Paso has reviewed and favorably recommends the adoption of the 2009 International Fuel Gas Code together with the local amendments appropriate for the City of El Paso; and

WHEREAS, the City Council has deemed the proposed local amendments appropriate for the City of El Paso.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

A. That the book entitled "International Fuel Gas Code," 2009 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is hereby adopted by the City Council for the City of El Paso.

B. That Title 18 (Building and Construction), Chapter 18.24 (Gas Code), of the El Paso City Code, containing the local amendments to the 2009 International Fuel Gas Code, shall be and is hereby amended in its entirety to read as follows:

18.24.010 Short title.

This chapter may be cited as the "Gas Code."

18.24.020 Adoption.

The book entitled "International Fuel Gas Code," 2009 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is adopted as the Gas Code of the City, as fully as if copied at length in this chapter, but with the changes set forth in this chapter and Chapter 18.02, the Building and Administrative Code of the City of El Paso.

18.24.030 Section 305.3 Elevation of ignitions source, exceptions deleted.

International Fuel Gas Code, 2009 Edition, Section 305.3 Elevation of ignitions source, is hereby amended to delete in their entirety the following exceptions:

Exception: Elevation of the *ignition source* is not required for appliances that are *listed* as flammable vapor ignition resistant.

Exception: This section shall not apply to *appliance* installations complying with section 305.4.

18.24.040 Section 311 Accessible and acceptable location, added.

International Fuel Gas Code, 2009 Edition, Section 311 Accessible and Acceptable Location, is hereby added to read as follows:

311 Accessible and Acceptable Location.

A meter location, when required, shall be provided for the building or premises to be served. The location shall be such that the meter and connections are accessible in order that they may be read or changed. Space requirements, dimensions, and type of installation shall be acceptable to the gas company. Meter location will be determined by the utility company in conformance with their service franchise.

18.24.050 Section 401.2 Liquefied petroleum gas storage, amended.

International Fuel Gas Code, 2009 Edition, Section 401.2, Liquefied petroleum gas storage, is hereby amended to read as follows:

401.2 Liquefied petroleum gas.

The storage system for liquefied petroleum gas shall be designed, installed and an operational permit obtained, in accordance with the Fire Code.

Exception: Liquefied petroleum gas system shall not be installed in Group R1, R2, R3 and R4 occupancies when a natural gas utility supply pipe is available within 1000 feet of the buildings.

18.24.060 Section 404.1 Prohibited locations, amended.

International Fuel Gas Code, 2009 Edition, Section 404.1 Prohibited locations, is hereby amended to add the following at the end of the section:

Section 404.1 Prohibited locations.

Where required: Accessible plumbing fixtures and facilities shall have an isolation valve at a point at or above grade.

18.24.070 Section 406.4 Test pressure measurement, amended.

International Fuel Gas Code, 2009 Edition, Section 406.4 Test pressure measurement, is hereby amended to read as follows:

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. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than two (2) times the test pressure. Tests requiring a pressure of 10 psi or less shall utilize a testing gauge having increments of 0.20 psi or less. Tests requiring a pressure greater than 10 psi but less than or equal to 100 psi shall utilize a testing gauge having increments of 1 psi or less. Tests requiring a pressure of greater than 60 psi shall utilize a testing gauge having increments of 2 psi or less.

18.24.80 Section 406.4.1 Test pressure, amended.

International Fuel Gas Code, 2009 Edition, Section 406.4.1 Test pressure, is hereby amended to read as follows:

406.4.1 Test pressure.

Low pressure gas piping shall withstand a pressure of at least 10 psi or 16 inches of mercury. Higher pressure gas piping shall withstand a pressure of at least 60 psi on a clock gauge with a printed record chart. For the purposes of this section, “low pressure” shall mean pressure equal to or less than 0.5 psi.

18.24.090 Section 406.4.2 Test duration, amended.

International Fuel Gas Code, 2009 Edition, Section 406.4.2 Test duration, is hereby amended to read as follows:

406.4.2 Test duration.

Test duration shall be not less than 15 minutes for low pressure gas piping and not less than 4 hours for higher pressure gas piping.

18.24.100 Section 406.4.3 Manufactured homes, added.

International Fuel Gas Code, 2009 Edition, Section 406.4.3 Manufactured homes, is hereby added to read as follows:

406.4.3. Manufactured Homes.

Appliance installations in manufactured housing meeting the requirements of the Texas Manufactured Housing Standards Act, or in industrialized housing or industrialized buildings meeting the requirements of the Texas Industrialized Housing and Building Act or bearing the Federal Compliance Plate (ANSI-A119.1), including the appliance connections and the fuel gas piping system, shall not be subject to the provisions of this Code except for the-test provisions of International Fuel Gas Code, Section 406.

18.24.110 Section 417 Over 1-psi gas piping, added.

International Fuel Gas Code, 2009 Edition, Section 417 Over 1-psi gas piping, is hereby added to read as follows:

Section 417

OVER 1-PSI GAS PIPING

417.1 Scope and Responsibility.

Under this section appear additional fundamental requirements for the installation of consumer gas piping system using over 1-psi gas pressure. Responsibility for observing these requirements shall rest with the installing agency.

417.2 Requirements.

The requirements of the Gas Code are applicable to over 1-psi gas piping installations except as such requirements are modified in this chapter. Over 1-psi gas piping systems designed in

accordance with this chapter and other requirements of this Code are intended for use where the building service regulator has been set to deliver gas at over 1-psi.

417.3 Over 1-PSI Piping System.

Systems designed for over 1-psi gas pressure downstream of the meter shall adhere to all requirements of this Code, of the Gas Utility, and as follows:

1. Drawings and calculations, including site plan and gas piping diagrams shall be submitted to the Gas Utility for approval.
2. The gas pressure shall be regulated to ounces before entering any building or structure, unless otherwise approved by the Gas Utility.
3. All underground lines and above-ground lines within six (6) inches of the ground shall be of wrapped steel. Joints in underground lines and above-ground lines within six (6) inches of the ground shall be welded. Approved plastic pipe may be installed underground, outside buildings, without wrapping.
4. All above-ground lines installed more than six (6) inches above the ground inside buildings shall be of wrapped or bare steel and shall use only welded pipe joints.
5. Gas lines, located outside buildings, and more than 6 inches above ground and operating at up to 5-psi pressure may be installed with approved threaded joints.

18.24.120 Conflicting ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed as follows: Ordinance No. 014731 dated 12-12-2000 and Ordinance No. 15968 dated 12-14-2004.

C. All references to the NEC, National Electrical Code, shall be construed to mean the Electrical Code of the City of El Paso.

D. The effective date of this ordinance shall be January 1, 2011. This ordinance shall be applicable to all permit applications received on or after that date.

E. Except as herein provided, Title 18 (Building and Construction) shall remain in full force and effect.

(Signatures begin on following page)

PASSED AND APPROVED this _____ day of _____, 2010.

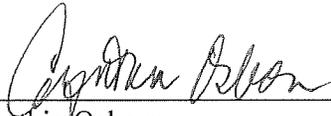
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

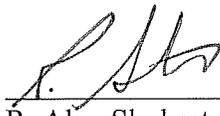
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



R. Alan Shubert, P.E.
City Engineer

Title 18 BUILDING AND CONSTRUCTION

Chapter 18.24 GAS CODE*

18.24.010 Short title.

18.24.020 Adoption.

~~18.24.030 Chapter 1—Administration—Deleted.~~

~~18.24.040 Chapter 1802 adopted—Administrative code.~~

18.24.030 Section 305.3 Elevation of ignition source, exceptions deleted

18.24.050 **40** Section 311 Accessible and acceptable location, added.

18.24.060 **50** Section 401.2 Liquefied petroleum gas, amended.

18.24.060 Section 404.1 Prohibited locations, amended

~~18.24.070 Section 404.3 amended—Piping in concealed locations.~~

~~18.24.080 Section 404.15 added—Prohibited fittings.~~

18.24.090 **070** Section 406.4 Test pressure measurement, amended.

18.24.100 **080** Section 406.4.1 Test pressure, amended.

18.24.110 **090** Section 406.4.2 Test duration, amended.

18.24.120 **100** Section 406.4.3 Manufactured homes, added.

18.24.130 **110** Section 417 Over 1-psi gas piping, added.

~~18.24.140 Appendices.~~

18.24.150 **120** Conflicting ordinances.

* Prior history: Prior code §§ 6-75--6-78 and Ords. 8716, 8823, 9219, 9431, 9590, 9842, 9996, 10795, 11634, 13152 and 14731.

18.24.010 Short title.

This chapter may be cited as the El Paso Gas Code. (Ord. 15968 § A (part), 2004)

18.24.020 Adoption.

The book entitled “2003 **9** International Fuel Gas Code,” copies of which, authenticated by the ~~signature of the mayor and~~ city clerk and made a public record by resolution of the city council, are on file in the city clerk’s office ~~are~~ **is** adopted as the gas code of the city, as fully as if copied at length in this chapter, but with the changes set forth in this chapter. (Ord. 15968 § A (part), 2004)

~~18.24.030 Chapter 1—Administration—Deleted.~~

~~International Gas Code Chapter 1—Administration is hereby deleted. (Ord. 15968 § A (part), 2004)~~

~~18.24.040 Chapter 1802 adopted—Administrative code.~~

~~Chapter 18.02—Building and Construction Administrative Code of the Municipal Code shall serve as the administrative chapter for the gas code. (Ord. 15968 § A (part), 2004)~~

Rationale: Administration is adopted as part of the IFGC 2009 Gas Code.

18.24.030:Section 305.3 Elevation of ignition source, exceptions deleted

International Fuel Gas Code, 2009 edition, Section 305.3 Elevation of ignition source, is hereby amended to delete in their entirety the following exceptions

Exception: Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition resistant

Exception: This section shall not apply to appliance installations complying with section 305.4

18.24.050 40 Section 311 Accessible and acceptable location, added.

~~Section 311—Accessible and Acceptable Location, shall be and is hereby added to read as follows:~~ International Fuel Gas Code, 2009 Edition, Section 311 Accessible and Acceptable location, is hereby added to read as follows

311 Accessible and Acceptable Location.

A meter location, when required, shall be provided for the building or premises to be served. The location shall be such that the meter and connections are accessible in order that they may be read or changed. Space requirements, dimensions, and type of installation shall be acceptable to the gas company. Meter location will be determined by the utility company in conformance with their service franchise.

(Ord. 15968 § A (part), 2004)

18.24.060 50 Section 401.2 Liquefied petroleum gas, amended.

~~Section 401.2, Liquefied Petroleum Gas, shall be and hereby is amended to read as follows:~~ International Fuel Gas Code, 2009 Edition, Section 401.2, Liquefied Petroleum gas storage, is hereby amended to read as follows

401.2 Liquefied Petroleum Gas.

The storage system for liquefied petroleum gas shall be designed, installed and an operational permit obtained, in accordance with the Fire Code.

Exception: Liquefied Petroleum Gas system shall not be installed in Group R1, R2, R3 and R4 occupancies when a natural gas utility supply pipe is available within ~~300~~ 1000 feet of the buildings. *(per Fire Department recommendation)*

(Ord. 15968 § A (part), 2004)

18.24.060: Section 404.1 Prohibited locations, amended

International Fuel Gas Code, 2009 Edition, Section 404.1 Prohibited locations, is hereby amended to add the following at the end of the section:

Section 404.1. Prohibited locations:

Where required: Accessible plumbing fixtures and facilities shall ~~be~~ have an isolation valve at a point at or above grade. ~~in accordance with the International Building Code.~~

~~18.24.070 Section 404.3 amended—Piping in concealed locations.~~

~~Section 404.3, Piping in Concealed Locations, shall be and hereby is amended to read as follows:~~

~~404.3 Piping in Concealed Locations.~~

~~Portions of a piping system installed in concealed locations shall not have unions, tubing fittings, bushings, compression couplings and swing joints made by combinations of fittings.~~

~~Exceptions:~~

- ~~1. Tubing joined by brazing~~
- ~~2. Fittings listed for use in concealed locations.~~
(Ord. 15968 § A (part), 2004)

~~18.24.080 Section 404.15 added—Prohibited fittings.~~

~~Section 404.15.1—Prohibited Fittings, shall be and hereby is added to read as follows:~~

~~404.15.1 Prohibited Fittings.~~

~~The use of unnecessary tees or fittings in the yard or house service line is prohibited.~~
(Ord. 15968 § A (part), 2004)

~~Rationale: IFGC Gas Code Listed Fittings include this information.~~

18.24.090 70 Section 406.4 Test pressure measurement, amended.

Section 406.4--Test Pressure Measurement, shall be and hereby is amended to read as follows:

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. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than two (2) times the test pressure. Tests requiring a pressure of 10 psi or less shall utilize a testing gauge having increments of 0.20 psi or less. Tests requiring a pressure greater than 10 psi but less than or equal to 100 psi shall utilize a testing gauge having increments of 1 psi or less. Tests requiring a pressure of greater than 60 psi shall utilize a testing gauge having increments of 2 psi or less.

(Ord. 15968 § A (part), 2004)

18.24.100 80 Section 406.4.1 Test pressure, amended.

Section 406.4.1--Test Pressure, shall be and hereby is amended to read as follows:

International Fuel Gas Code, 2009 Edition, Section 406.4.1 Test Pressure, is hereby amended to read as follows:

406.4.1 Test Pressure.

Low pressure gas piping shall withstand a pressure of at least 10 psi or 16 inches of mercury. Higher pressure gas piping shall withstand a pressure of at least 60 psi on a clock gauge with a printed record chart. For the purposes of this section, “low pressure” shall mean pressure equal to or less than 0.5 psi.

(Ord. 15968 § A (part), 2004)

18.24.110 90 Section 406.4.2 Test duration, amended.

~~Section 406.4.2 Test Duration, shall be and hereby is amended to read as follows:~~

International Fuel Gas Code, 2009 Edition, Section 406.4.2 Test duration, is hereby amended to read as follows:

406.4.2 Test duration.

Test duration shall be not less than 15 minutes for low pressure gas piping and not less than 4 hours for higher pressure gas piping.

(Ord. 15968 § A (part), 2004)

18.24.120 100 Section 406.4.3 Manufactured homes, added.

~~Section 406.4.3 Manufactured Homes, shall be and hereby is amended to read as follows:~~

International Fuel Gas Code, 2009 Edition, Section 406.4.3 Manufactured homes, is hereby amended to read as follows:

406.4.3. Manufactured Homes.

Appliance installations in manufactured housing meeting the requirements of the Texas Manufactured Housing Standards Act, or in industrialized housing or industrialized buildings meeting the requirements of the Texas Industrialized Housing and Building Act or bearing the Federal Compliance Plate (ANSI-A119.1), including the appliance connections and the fuel gas piping system, shall not be subject to the provisions of this Code except for the-test provisions of Section 406.

(Ord. 15968 § A (part), 2004)

18.24.130 110 Section 416 417 Over 1-psi gas piping, added.

~~Section 416 shall be and hereby is added to read as follows:~~

International Fuel Gas Code, 2009 Edition, Section 417 Over 1-psi gas piping, is hereby added to read as follows:

Section 416 417 Over 1-PSI Piping System

416 417.1 Scope and Responsibility

Under this section appear additional fundamental requirements for the installation of consumer gas piping system using over 1-psi gas pressure. Responsibility for observing these requirements shall rest with the installing agency.

416 417.2 Requirements.

The requirements of the Gas Code are applicable to over 1-psi gas piping installations except as such requirements are modified in this chapter. Over 1-psi gas piping systems designed in accordance with this chapter and other requirements of this Code are intended for use where the building service regulator has been set to deliver gas at over 1-psi.

416 417.3 Over 1-PSI Piping System.

Systems designed for over 1-psi gas pressure downstream of the meter shall adhere to all requirements of this Code, of the Gas Utility, and as follows:

1. Drawings and calculations, including site plan and gas piping diagrams shall be submitted to the Gas Utility for approval.
2. The gas pressure shall be regulated to ounces before entering any building or structure, unless otherwise approved by the Gas Utility.
3. All underground lines and above-ground lines within six (6) inches of the ground shall be of wrapped steel. Joints in underground lines and above-ground lines within six (6) inches of the ground shall be welded. Approved plastic pipe may be installed underground, outside buildings, without wrapping.
4. All above-ground lines installed more than six (6) inches above the ground inside buildings shall be of wrapped or bare steel and shall use only welded pipe joints.
5. Gas lines, located outside buildings, and more than 6 inches above ground and operating at up to 5-psi pressure may be installed with approved threaded joints. (Ord. 15968 § A (part), 2004)

~~18.24.140 Appendices.~~

~~The appendices, unless specifically adopted or referenced, are retained as administrative guidance aids. (Ord. 15968 § A (part), 2004)~~

~~Rationale: There are no applicable appendices in IFGC 2009.~~

18.24.150 120 Conflicting ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this chapter are hereby repealed as follows: Ordinances No. 014731, 12-12-2000 and Ordinance No. 15968 dated 12-14-2004

C. All references to the NEC Electrical Code shall be construed to mean the Electrical Code of the City of El Paso

D. The effective date of this ordinance shall be _____. This ordinance shall be applicable to all permit applications received on or after that date

E. Except as expressly amended herein, Title 18 (Building and Construction) shall remain in full force and effect. (Ord. 15968 § A (part), 2004)

