

**NOTICE OF MEETING**  
**Building Appeals & Advisory Board**  
**Monday, May 20, 2019**  
**Planning/Code Conference Room – 2nd FLOOR**  
**285 UPTOWN BLVD., BUILDING 100**  
**7:00 p.m.**

*MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

*VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.*

- I. Call meeting to order
- II. Approve the meeting minutes for April 15, 2019.
- III. Review the proposed amendments to the 2018 International Plumbing Code for adoption to the City Code of Ordinance.
- IV. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 15<sup>th</sup> day of May 2019.



**Jeanette Cosme**

Permit Tech/Executive Assistant

This facility is wheelchair accessible. Handicapped parking is also available. To arrange for sign interpretative services or special accommodations, please call 972-291-5100 Ext. 1081 or (TDD) 1-800-RELAY TX (1-800-735-2989), at least 48 hours in advance of the meeting.

Mayor, Rob Franke • Mayor Pro Tem, Stephen Mason • Jami McCain • Daniel C. Haydin, Jr.  
Wallace Swayze • Chad A. McCurdy • Clifford R. Shaw • City Manager, Greg Porter

**"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"**

**"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE"**

**PREMIER STATEMENTS**

*Cedar Hill is Safe*

*Cedar Hill is Clean*

*Cedar Hill has Vibrant Parks and Natural Beauty Cedar Hill has Excellent, Safe and Efficient Mobility*

*Cedar Hill has a Strong and Diverse Economy Cedar Hill has Texas Schools of Choice*



**Building Appeals & Advisory Board  
Meeting Minutes  
Monday, April 15, 2019  
Planning/Code Conference Room 2nd - Floor Government Center**

**Members Present**

Joe Pitt  
Mike Bechdol  
David McDaniel  
Jack Frost  
Mark Dale  
Deborah Fulwiler

**Staff Present**

Gail Lux

**Absent**

Jeanetta Dagley  
Tom Tahnaey

**I. Call meeting to order.**

Chairman Joe Pitt called the meeting to order at 7:02 pm declaring it an open meeting and that all notices had been properly posted and verified.

**II. Approve the meeting minutes for March 18, 2019.**

Mr. David McDaniel made a motion to approve the minutes from March 18<sup>th</sup>. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

**III. Review and consider the request for approval to the Cedar Hill Code of Ordinance Section 4-244, 2(a); All multi-tenant signs must be approved by the Sign Board; Located at JOSEPH COOMBS ABST 292 PG 290 TR 5 ACS 2.00, more commonly known as 1121 N. Joe Wilson Rd.**

Mr. Gail Lux explained that the ordinance requires that all multi-tenant signs be reviewed by the Sign Board. He explained that the sign was in compliance with all regulations in regard to height and allowable square footage. The existing pole sign and monument sign will be removed from the site.

Mr. David McDaniel made a motion to approve the request to the Cedar Hill Code of Ordinance Section 4-244, 2(a) for a multi-tenant sign to be located at Joseph Coombs ABST 292 PG 290 TR 5 ACS

2.00, more commonly known as 1121 N. Joe Wilson Rd. The motion was seconded by Mr. Mike Bechdol. The motion was approved unanimously.

**IV. Review and consider the request by Tayde Carranza and Norma Garcia for a variance to the City of Cedar Hill Code of Ordinance Division 7 On-Site Sewer Disposal; Section 18-73(1) On site sewerage for new structures shall only be allowed on lots which are a minimum of one (1) acre at JAMES HUGHES ABST 539 PG 400; TR 24 ACS 1.00; more commonly known as 1776 W. Belt Line Rd.**

Mr. Don Merchant and Cody Scoda spoke in favor of the request for an On-Site Sewer facility on less than one acre. They explained that there was at one time a residence located on this lot. They had submitted a OSSF design that meets the requirements of the City of Cedar Hill and the TCEQ.

Mr. Gail Lux explained that the property will be just under one acre because of the requirement of platting a property prior to issuing a building permit and the OSSF has been reviewed and approved by our Environmental Department.

Mr. Mike Bechdol made a motion to approve the request for a variance to the City of Cedar Hill Code of Ordinance Division 7 On-Site Sewer Disposal; Section 18-73(1) On site sewerage for new structures shall only be allowed on lots which are a minimum of one (1) acre located at James Hughes ABST 539 PG 400; TR 24 ACS 1.00; more commonly known as 1776 W. Belt Line Rd. The motion was seconded by Mr. Jack Frost. The motion was approved unanimously.

**V. Review the proposed amendments to the 2018 International Plumbing Code for adoption to the City Code of Ordinance.**

This item was removed from the agenda by Mr. Gail Lux.

**VI. Adjourn.**

Mrs. Deborah Fulwiler made a motion to adjourn. Mr. David McDaniel seconded the motion. The motion was approved unanimously.

*Gail Lux*

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Gail Lux  
Building Official



**ORDINANCE NO. 2019-**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2018 INTERNATIONAL PLUMBING CODE; PROVIDING FOR THE REPEAL OF CHAPTER 4, ARTICLE VII, SECTIONS 4-116 THROUGH 4-117 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; AND PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

**WHEREAS**, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas, by the regulation of standards for building construction and the inspection thereof; and

**WHEREAS**, the City further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

**WHEREAS**, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to adopt the 2018 International Plumbing Code with certain modifications and additions as are herein prescribed within the corporate limits of the City of Cedar Hill, Texas and areas within 5,000 feet of the corporate limits.

**WHEREAS**, the Ordinance shall not be retroactive to existing buildings at the time of the adoption of this Ordinance but shall apply only to new construction and changes to the use, occupancy or modifications of existing buildings.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:**

**SECTION 1. REPEAL OF CHAPTER 4, ARTICLE VII, SECTIONS 4-116 thru 4-117**

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article VII, Sections 4-116 thru 4-117 of the Code of Ordinances of the City of Cedar Hill, Texas and adopts this ordinance in place thereof.

**SECTION 2. ADOPTION OF THE 2018 INTERNATIONAL PLUMBING CODE**



The 2018 International Plumbing Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are hereinafter deleted, modified or amended and the provisions of such code shall be controlling in the installation, alteration or repair of buildings and the inspection thereof within the corporate limits of the City of Cedar Hill, Texas.

**2018 International Plumbing Code Additional requirements and amendments.**

(1) Table of Contents, Chapter 7, Section 713 is amended to read as follows:

**Section 713 Engineered Drainage Design ..... 69**

(2) Section 101.1 is amended to read as follows:

**101.1 Title.** These regulations shall be known as the *Plumbing Code* of City of Cedar Hill hereinafter referred to as “this code.”

(3) Section 102.8 is amended to read as follows:

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

(4) Section 102.8.2 is amended to read as follows:

**102.8.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments as well. Any reference to NFPA 70 or the *National Electrical Code* (NEC) shall mean the Electrical Code as adopted.

(5) Section 106.6.2 is amended to read as follows:

**106.6.2 Fee schedule.** The fees for all plumbing work shall be as adopted by resolution of the governing body of the jurisdiction.

(6) Section 106.6.3 is amended to read as follows:

**106.6.3 Fee Refunds.** The code official shall establish a policy for authorizing the refunding of fees.

(7) Section 109 is changed to read as follows:

**Section 109**  
**Means of appeal.**

**109.1 Application for appeal.** Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(8) Section 109.1.1 is added to read as follows:

**109.1.1 Fee.** An application fee of seventy-five dollars (\$150.00) is required for hearing of appeal.

(9) Section 305.1 is amended to read as follows:

**305.1 Protection against contact.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

(10) Section 305.4.1 is amended to read as follows:

**305.4.1 Sewer depth.** Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(11) Section 305.7 is amended to read as follows:

**305.7 Protection of components of plumbing system.** Components of a plumbing system installed within 3 feet along alleyways, driveways, parking garages or other locations in a manner in which they could be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

(12) Section 306.2.4 is added to read as follows:

**306.2.4 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not to exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of clean granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(13) Section 314.2.1 is amended to read as follows:

**[M] 314.2.1 Condensate disposal.** Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance. Condensate must dispose to the sanitary sewer system unless approve for an alternative disposal location by the Building Official prior to disposal.

(14) Section 401.1 is amended to read as follows:

**401.1 Scope.** This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of occupancy, and shall provide for the minimum number of fixtures for various types of occupancies. The provisions of this Chapter are meant to work in coordination with the provisions of the Building Code. Should any conflicts arise between the two chapters, the Code Official shall determine which provision applies.

(15) Section 403.1.1.1 is added to read as follows:

**403.1.1.1 Additional fixtures for food preparation facilities.** In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

**403.1.1.2 Hand washing lavatory.** At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

**403.1.1.3 Service sink.** In new or remodeled food service establishments, at least one service sink or mop sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tools and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the health department.

(16) Section 409.2 is amended to read as follows:

**409.2 Water connection.** The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap that is integral with the machine or a backflow preventer in accordance with Section 608. Air gaps shall comply with ASME A112.1.2 or A112.1.3.

(17) Section 413.4 is amended to read as follows:

**413.4 Required location for floor drains.** Floor drains shall be installed in the following areas.

1. In public coin-operated laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.
3. In restrooms located within a restaurant or eating establishment.
4. Public restrooms.

(18) Section 402.1.2 is added to read as follows:

**402.1.2 Surrounding material.** Walls and floors surfaces in all public restrooms and shower rooms shall be waterproofed with a smooth, readily cleanable, hard, nonabsorbent material a minimum of 48 inches from floor to top edge.

(19) Section 501.9 is added to read as follows:

**501.9 Prohibited locations.** Storage type water heater shall not be located in an attic space. Fuel fired water heaters shall not be accessed through a sleeping area.

(20) Section 502.1.1 is amended to read as follows:

**502.1.1 Elevation and protection.** Water heaters shall be elevated not less than 18 (457 mm) inches above the floor in public garages, private garages, repair garages, motor fuel dispensing facilities and parking garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

(21) Section 502.3 is amended to read as follows:

**502.3 Tank-less water heaters installed in attics.** Attics containing a tank-less water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the tank-less water heater. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the tank-less water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the water heater. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the

water heater. As a minimum access to the attic space shall be provide by one of the following:

1. A permanent stair.
2. A pull down stair rated for 300 lb. minimum.
3. An access door from an upper floor level.

(22) Section 502.3.1 is added to read as follows:

**502.3.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet and luminaire shall be provided at or near the water heater location in accordance with the National Electrical Code. Low voltage wiring of 50 volts or less shall be installed in a manner to prevent physical damage.

(23) Section 502.6 is added to read as follows:

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

**Exception:** A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

(24) Section 504.6 is amended to read as follows:

**504.6 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T&P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to the floor (if it has a slope of 1% or greater or floor drain), to the pan serving the water heater or storage tank, to an indirect waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate more than 12 inches (304.8 mm) above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

(25) Section 504.7.1 is amended to read as follows:

**504.7.1 Pan size and drain.** The pan shall be not less than 1 ½ inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensation from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than ¾ inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

(26) Section 604.4.1 is added to read as follows:

**604.4.1 State maximum flow rate.** Where the State mandated maximum flow rate is more restrictive than those of this section, the State flow rate shall take precedence.

(27) Section 608.1 is amended to read as follows:

**608.1 General.** A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, and as specifically stated in Sections 608.2 through 608.16.10.

(28) Section 608.17.5 is amended to read as follows:

**608.17.5 Connections to lawn Irrigation Systems.** The potable water supply system 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.

(29) Section 608.18 is amended to read as follows:

**608.18 Protection of individual water supplies.** An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.17.1 through 608.17.8.

(30) Section 703.6 is deleted.

(31) Section 704.5 is added to read as follows:

**704.5 Single stack fittings.** Single stack fittings with internal baffle, PVC schedule 40 or cast iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

(32) Section 712.5 is added to read as follows:

**712.5 Dual Pump System.** All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

(33) Section 713 and 713.1 is amended to read as follows:

**Section 713 Engineered Drainage Design.**

**713.1 Design of drainage system.** The sizing, design and layout of the drainage system shall be designed by registered professional engineer using approved design methods.

(34) Section 803.3 is added to read as follows:

**803.3 Special waste pipe, fittings, and components.** Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.

(35) Section 903.1 is amended to read as follows:

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

(36) Section 916.4 is added to read as follows:

**916.4 Island fixture drain piping.** 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 drain board 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 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 drain board 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.

(37) Section 917 is deleted.

(38) Section 918.1 is amended to read as follows:

**918.1 General.** Vent systems utilizing air admittance valves shall be prohibited except with prior approval by the Building Official prior to the installation and comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual and branch-type air admittance valves shall conform to ASSE 1051.



(39) Section 918.3 is amended to read as follows:

**918.3 Where permitted.** Air admittance valves shall only be installed with the prior approval of the Building Official. Individual, branch and circuit vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 918.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 918.3.2.

(40) Section 1002.4 is amended to read as follows:

**1002.4 Trap seals.** Each fixture trap shall have a liquid seal of not less than 2 inches (51 mm) and not more than 4 inches (102 mm), or deeper for special designs relating to accessible fixtures. Where a trap seal is subject to loss by evaporation, a trap guard shall be installed. Trap seals shall connect to the trap at a point above the level of the trap weir. All hub drains, floor sinks, floor drains, and indirect waste receptors shall have a trap guard installed.

(41) Section 1002.4.1, 1002.4.1.1 thru 1002.4.1.4 is deleted.

(42) Section 1003.2 is amended to read as follows:

**1003.2 Approval.** All grease interceptors shall be permanently marked with the manufacturer's name and the maximum grease retention capacity in gallons and flow rate in gallons per minute. The size, type and location of each interceptor and of separator shall be designed according to Diagram 1003.1(1), Diagram 1003.1(2) and installed in accordance with the manufacturer's instructions and the requirements of this section based on the anticipated conditions of the use. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator. All grease interceptors shall be located exterior of the establishment, unless approved by the Building Official.

(43) Section 1003.2.1 is added to read as follows:

**1003.2.1 Sizing considerations.** Fixture drainage period and the quantity of waste water involved establishes the rate of flow through the grease interceptor. Flow rate is the primary gauge when establishing interceptor size and capacity. All interceptors shall be sized in accordance with Table 1003.3.4.1.

(44) Section 1003.2.2 is added to read as follows:

**1003.2.2 Interceptor maintenance.** The maintenance of all interceptors shall meet all manufacturer's requirements and the requirements of the authority having jurisdiction.

(45) Section 1003.3 is amended to read as follows:

**1003.3 Grease interceptors.** Grease interceptors shall comply with the following requirements.

(46) Section 1003.3.1 is amended to read as follows:

**1003.3.1 Grease interceptors and automatic grease removal devices required.** A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as but not limited to restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias, bakery, and clubs. Fixtures and equipment shall include pot sinks, pre-rinse sinks, soup kettles, or similar devices, wok stations, floor drains used to drain wash down areas in the kitchen, floor sinks, automatic hood wash units and dishwashers. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor with the prior approval of the authority having jurisdiction.

(47) Section 1003.3.2 is amended to read as follows:

**1003.3.2 Food waste grinders.** Where food waste grinders connect to grease interceptors, a solid interceptor shall separate the discharge before connection to the grease interceptor. Solids interceptors shall be located within twenty-five (25) feet in developed length of piping from the entrance of the solid interceptor. Solid interceptors and grease interceptors shall be sized and rated for the discharge of the food waste grinder. Emulsifiers, chemicals, enzymes and bacteria shall not discharge into the food waste grinder.

(48) Section 1003.3.4 is amended to read as follows:

**1003.3.4 Grease interceptors and automatic grease removal devices.** All grease interceptors and automatic grease removal devices shall comply with Section 1003.3.4.1 thru Section 1003.3.4.5.

Exception: A grease interceptor or an automatic removal device shall not be required for individual dwelling units or any private living quarters.

(49) Section 1003.3.4.1 is amended to read as follows:

**1003.3.4.1 Grease interceptor capacity.** Grease interceptors shall be sized in accordance with Table 1003.3.4.1. A minimum 100 lb. capacity trap is required for non-grease producing establishments that manufacture dough-like material, such as pizza parlors and no-fry bakeries.

(50) Section 1003.3.4.2 is amended to read as follows:

**1003.3.4.2 Rate of flow controls.** Grease interceptors shall be equipped with devices to control the rate of water flow so that the water flow does not exceed the grease interceptor's rated flow capacity. The flow control fitting shall be installed prior to the grease interceptor in the waste line beyond the last connection from the fixture and as close as possible to the

underside of lowest fixture. When waste of two or more sinks or fixtures are combined to be served by one interceptor, a single flow control fitting should be used. If the drain line drops ten (10) feet or more to the interceptor an additional flow control may be needed due to built up head pressures. The flow control device shall be vented and terminate not less than 6 inches (152 mm) above the flood rim level, terminate in a return bend at the same height and on the outside of the building, or be re-vented into the vent system of the building per local plumbing codes.

(51) Section 1003.3.4.3 is added to read as follows:

**1003.3.4.3 Venting grease interceptor.** Grease interceptors shall have a vented waste on the inlet and outlet sides of the interceptor sized in accordance with the code requirements for venting traps.

(52) Section 1003.3.4.4 is added to read as follows:

**1003.3.4.4 Cleanouts.** All grease interceptors shall be installed with a double cleanouts on each side of the interceptor. The cleanout shall be sized equal to the drain pipe entering the interceptor.

(53) Section 1003.3.4.5 is added to read as follows:

**1003.3.4.5 Test port.** All grease interceptors shall be installed with a test port on the outlet side of the interceptor within thirty-six (36) inches past the double cleanout on the outlet side.

(54) Table 1003.4.1 is amended as follows:

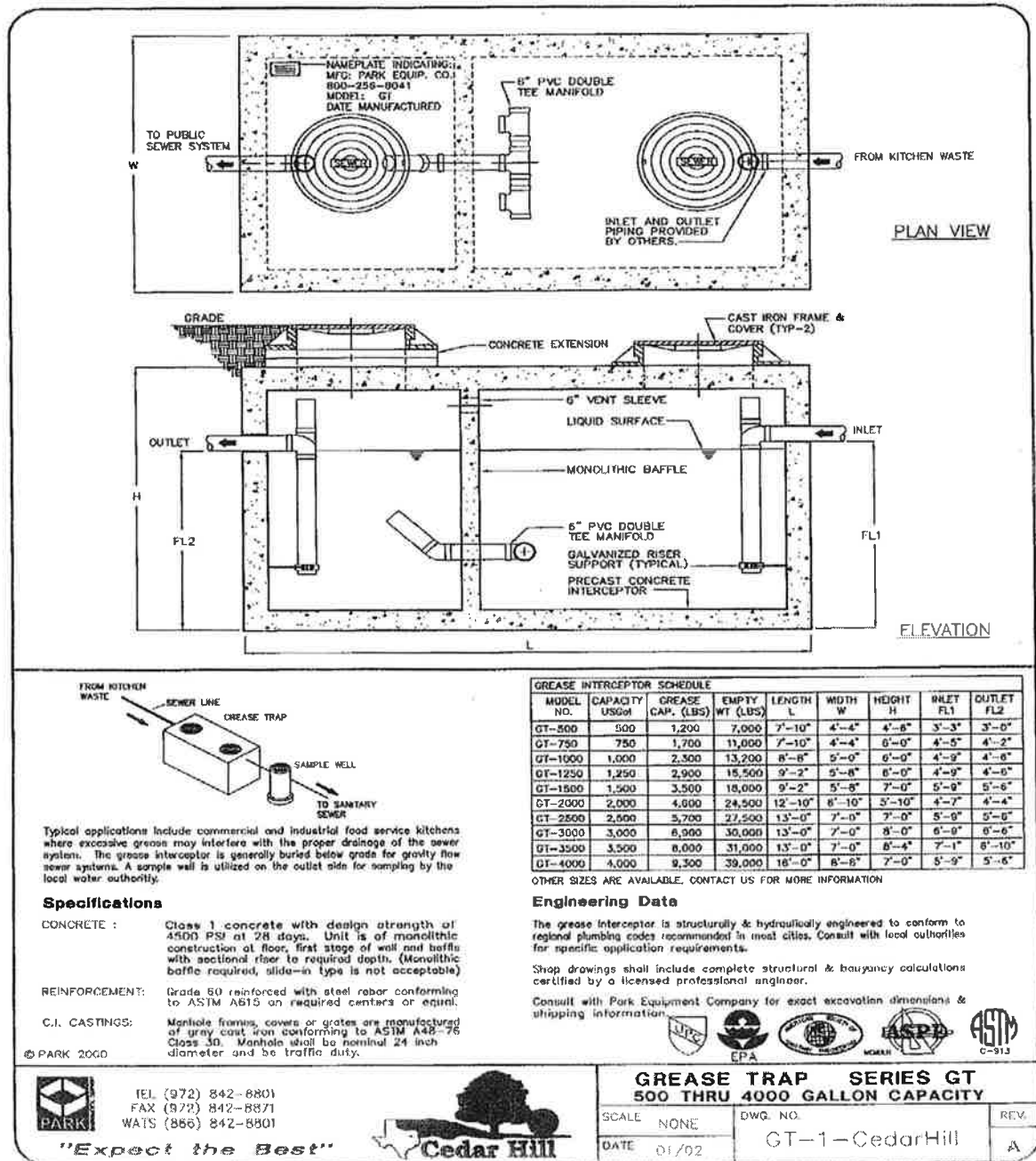
**Table 1003.3.4.1  
Grease Interceptor Sizing**

DFU's <sup>a</sup>	Pipe Size	Slope	Flow (gpm)	Cal. Size	Nominal
8	2"	2%	10 gpm	300 gal	500 gal
35	3"	2%	29 gpm	870 gal	1000 gal
172	4"	1%	44 gpm	1320 gal	1500 gal
216	4"	2%	62 gpm	1860 gal	2000 gal
342	5"	1%	80 gpm	2400 gal	3000 gal
428	5"	2%	120 gpm	3600 gal	4000 gal
576	6"	1%	140 gpm	4200 gal	5000 gal
720	6"	2%	190 gpm	5700 gal	7500 gal

a. Drainage fixture units shall be based on Table 709.1

(55) Diagram 1003.1 is added as follows:

**Diagram 1003.1 Required style of grease interceptor.** All concrete grease interceptors shall be constructed to meet the design of Diagram 1003.1(1) and Diagram 1003.1(2).



**Diagram 1003.1(1)**

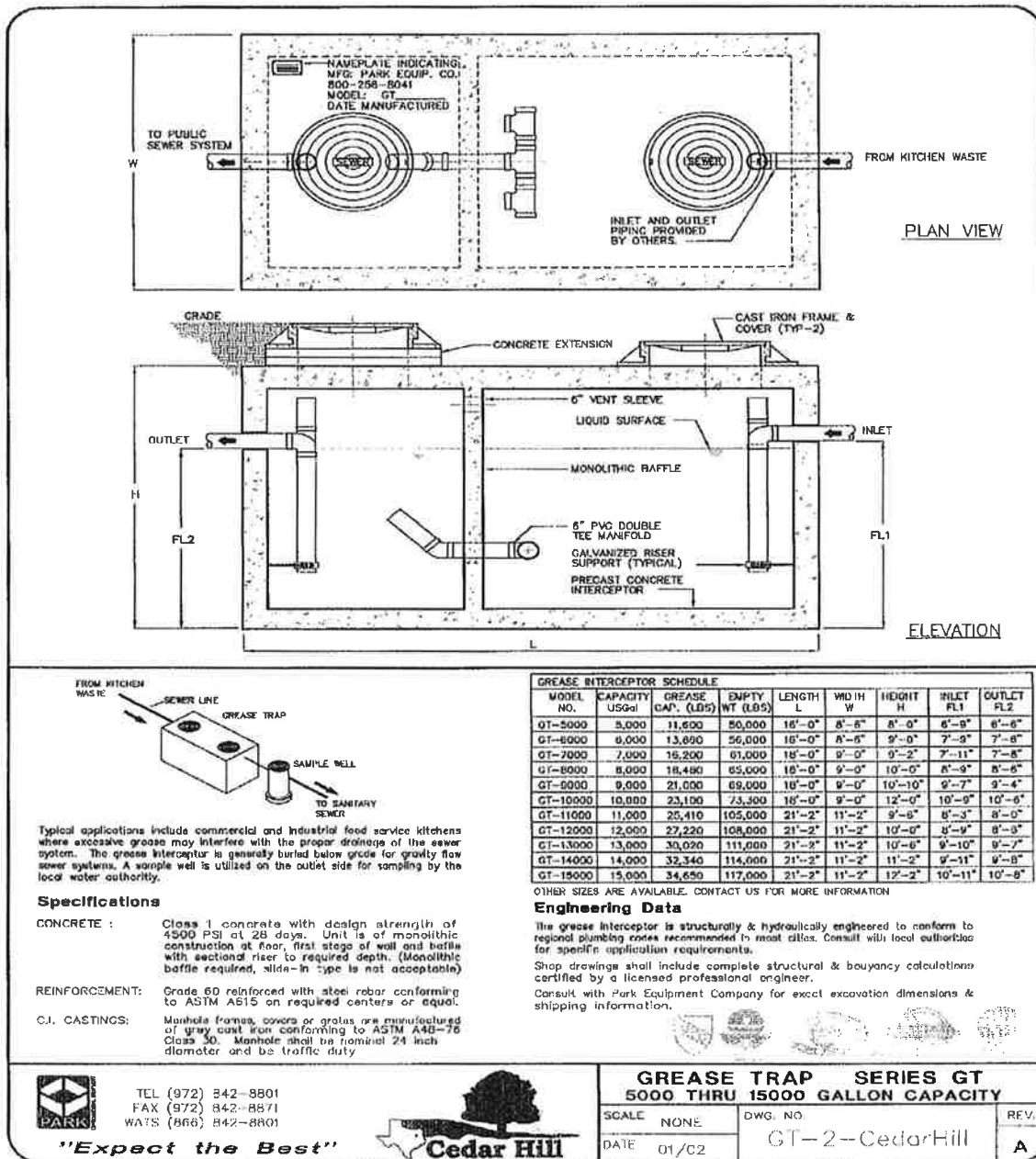


Diagram 1003.1(2)

(56) Section 1101.8 is amended to read as follows:

**1101.8 Cleanouts required.** Cleanouts or manholes shall be installed in the storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

(57) Section 1106.1 is amended to read as follows:

**1106.1 General.** The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rain fall rate.

(58) Section 1108.3 is amended to read as follows:

**1108.3 Sizing of secondary drains.** Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

(59) Section 1109 is deleted.

(60) Section [F] 1202.1 is amended to read as follows:

**[F] 1202.1 Nonflammable medical gases.** Nonflammable medical gas systems, inhalation anesthetic systems and vacuum piping systems shall be designed and installed in accordance with NFPA 99 most current edition.

(61) Appendix E is adopted as written as follows:

**Appendix E Sizing of water piping system.** This appendix is adopted into this ordinance and may be used with the prior approval of the Building Official.

### **SECTION 3. SAVINGS CLAUSE**

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

### **SECTION 4. ENFORCEMENT OF PENALTY**

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitute a separate offense and shall be punishable by separate fines for each offense.

### **SECTION 5. SEVERANCE CLAUSE**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

## **SECTION 6. INCORPORATION INTO CODE OF ORDINANCES**

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

## **SECTION 7. EFFECTIVE DATE**

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

## **SECTION 8. PUBLICATION**

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

**PASSED, ADOPTED AND APPROVED** by the City Council of Cedar Hill, Texas on this the

\_\_\_\_\_ day of \_\_\_\_\_, 2019.

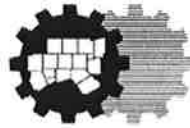
\_\_\_\_\_  
Stephen Mason, Mayor

**ATTEST:**

\_\_\_\_\_  
Belinda Berg, City Secretary

**APPROVED AS TO FORM**

\_\_\_\_\_  
Ron G. MacFarlane Jr., City Attorney



North Central Texas  
Council of Governments

**Recommended Amendments to the  
2018 International Plumbing Code**  
North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2018 International Plumbing Code* are hereby amended as follows: Standard type is text from the IPC. Underlined type is text inserted. ~~Lined through type is deleted text from the IPC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2015 edition of the code and a triple asterisk identifies a new or revised amendment with the 2018 edition of the code.

**Note:** Historically NCTCOG has limited Chapter 1 amendments in order to allow each city to insert their local policies and procedures. We now have suggested certain items to be brought to the attention of cities considering adoption of the code that may be of concern to several jurisdictions. **It is still intended to be discretionary to each city to determine which Chapter 1 amendments to include.**

**\*\*Table of Contents, Chapter 7, Section 714; change to read as follows:**

714     Engineered Computerized Drainage Design . . . . . 69

*(Reason: Editorial change to make compatible with amendment to Section 714.1.)*

**\*\*\*Section 102.8; change to read as follows:**

**102.8 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

*(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)*

**\*\*Sections 106.6.2 and 106.6.3; change to read as follows:**

**106.6.2 Fee schedule.** The fees for all plumbing work shall be as indicated in the following schedule: ~~(JURISDICTION TO INSERT APPROPRIATE SCHEDULE)~~ adopted by resolution of the governing body of the jurisdiction.

**106.6.3 Fee Refunds.** The code official shall establish a policy for ~~authorize~~ ~~authorizing~~ the refunding of fees ~~as follows.~~ *{Delete balance of section}*

*(Reason: This calls to attention of local jurisdictions considering adoption that they need a fee schedule and a refund policy.)*

**\*\*Section 109; delete entire section and insert the following:**





**SECTION 109**  
**MEANS OF APPEAL**

**109.1 Application for appeal.** Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

*(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code. This also calls to the attention of jurisdictions not having such a board that it needs to be established.)*

**\*\*\*Section 305; change to read as follows:**

**305.1 Protection against contact.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

*(Reason: Allows for other materials to be accepted.)*

**305.4.1 Sewer depth.** ~~Building sewers that connect to private sewage disposal systems shall be a minimum of [number] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be a minimum of 12 inches (304 mm) below grade.

*(Reason: Provides sewer depth that is common in this region. Deleted reference to private sewage disposal because a private sewage disposal code is not typically adopted in this region.)*

**\*\*Section 305.7; change to read as follows:**

**305.7 Protection of components of plumbing system.** Components of a plumbing system installed within 3 feet along alleyways, driveways, parking garages or other locations in a manner in which they could be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

*(Reason: Provide a common cutoff point to designate a general separation distance at which plumbing systems should be safe for consistency in enforcement.)*

**\*\*\*Section 306; change to read as follows:**

**\*\*\*306.2.4 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

*(Reason: To follow manufacturer backfill requirements and to be clear to Inspectors out in the field)*

**\*\*Section 314.2.1; change to read as follows:**

**314.2.1 Condensate disposal.** Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. ... {text unchanged} ... Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

*(Reason: Greater specificity in prohibited locations for condensate discharge. It is the intent of this amendment to send condensate discharge into a sanitary sewer drain. Consistent with regional amendment to IMC 307.2.1.)*

**\*\*Section 409.2; change to read as follows:**

**409.2 Water connection.** The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608. (Remainder of section unchanged).

*(Reason: Domestic dishwashing machines would be difficult to enforce and should already come equipped with backflow preventers. Consistent with regional amendments in IPC Section 608.)*

**\*\*Section 413.4; change to read as follows:**

**413.4 Required location for floor drains** ~~Public laundries and central washing facilities.~~ Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
3. Public restrooms.

*(Reason: To make more compatible with local health code practices.)*

**\*\*\*Section 502.3; change to read as follows:**

**502.3 Water heaters installed in attics.** Attics containing a water heater shall be provided . . . {bulk of paragraph unchanged} . . . side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the Code Official due to building conditions.

**Exceptions:**

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {remainder of text unchanged}

*(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IMC and IFGC)*

**\*\*Section 502.6; add Section 502.6 to read as follows:**

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

**Exception:** A max 10-gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

*(Reason: To provide safe access to water heaters. (Consistent with regional amendments to IFGC 306.7 and IMC 306.3. Note reference to amendment above.)*

**\*\*\*Section 504.6; change to read as follows:**

**504.6 Requirements for discharge piping.** The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap. ~~located in the same room as the water heater.~~
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

**Exception:** Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufacture's installation instructions and installed with those instructions.

5. Discharge ~~to the floor, to the pan serving the water heater or storage tank, to a waste receptor~~ an approved location or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or flood level rim of the waste receptor.

11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and *approved* for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place

(Reason: To provide a higher degree of safety.)

**\*\*Section 504.7.1; change to read as follows:**

**Section 504.7.1 Pan size and drain to read as follows:** The pan shall be not less than 1 1/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

**\*\*Section 608.1; change to read as follows:**

**608.1 General.** A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, ~~except~~ and as specifically stated in Sections 608.2 through 608.16.10.

(Reason: To recognize local requirements.)

**\*\*Section 608.17.5; change to read as follows:**

**608.17.5 Connections to 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.

(Reason: To recognize regional practices.)

**\*\*Section 608.18; change to read as follows:**

**608.18 Protection of individual water supplies.** An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.17.1 through 608.17.8.

(Reason: To allow local requirements to govern.)

**Section 703.6; Delete**

(Reason: not a standard practice in this region)

**\*\*Section 704.5; added to read as follows:**

**704.5 Single stack fittings.** Single stack fittings with internal baffle, PVC schedule 40 or cast iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

(Reason: to allow owners, installers, inspectors, and design professionals to readily identify product markers to determine they meet all required standards.)

**\*\*Section 712.5; add Section 712.5 to read as follows:**

**712.5 Dual Pump System.** All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

(Reason: To address dual pump system. To provide reference for storm drainage systems.)

**\*\*Section 713, 713.1; change to read as follows:**

## **SECTION 713**

### **ENGINEERED COMPUTERIZED DRAINAGE DESIGN**

**713.1 Design of drainage system.** The sizing, design and layout of the drainage system shall be permitted to be designed by a registered engineer using approved computer design methods.

(Reason: Code was too restrictive.)

**\*\*Section 803.3; added to read as follows:**

**803.3 Special waste pipe, fittings, and components.** Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.

(Reason: To clarify the allowable materials which are specifically listed for chemical drainage applications.)

**\*\*Section 903.1; change to read as follows:**

**903.1 Roof extension.** Open vent pipes that extend through a roof shall terminate not less than six (6) 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 7 feet (2134 mm) above the roof.

(Reason: To provide regional guideline on standard installation method for this area and address reference number correction.)

**\*\*\*Section 918.8; change to read as follows.**

918.8 **Where permitted.** Individual, branch and circuit vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 918.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 918.3.2. Air admittance valves shall only be installed with the prior approval of the building official.

*(Reason: Mechanical Device that is subject to fail and not installed per manufacturer)*

**\*\*Section 1003; see note below:**

*{Until the Health and Water Departments of the area can coordinate a uniform grease interceptor section, each city will have to modify this section individually.}*

**\*\*Section 1106.1; change to read as follows:**

**1106.1 General.** The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour the 100-year hourly rainfall rate indicated in Figure 1106.1 or on other rainfall rates determined from approved local weather data.

*(Reason: Specify the roof drain size normally used in the area.)*

**\*\*Section 1108.3; change to read as follows:**

**1108.3 Sizing of secondary drains.** Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106 ~~based on the rainfall rate for which the primary system is sized in Figure 1106.1 or on other rainfall rates determined from approved local weather data.~~ Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

*(Reason: Specify that overflow drainage is to be the same size as the normal roof drains.)*

**\*\*Section 1109; delete this section.**

**\*\*\*Section 1202.1; delete Exceptions 1 and 2.**

*(Reason: State law already specifies that Med Gas systems must comply with NFPA 99.)*

**END**