



“City of Choice”

UNIFORM PLUMBING CODE ORDINANCE NO. 1033

AN ORDINANCE OF THE CITY OF CIBOLO AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES; ADOPTING THE 2012 EDITION OF THE UNIFORM PLUMBING CODE, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF PLUMBING AND GAS SYSTEMS IN THE CITY OF CIBOLO; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES AND REGULATIONS IN CONFLICT AND THAT THIS ORDINANCE IS CUMULATIVE OF ALL OTHER ORDINANCES OF THE CITY NOT IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE.

WHEREAS, the City of Cibolo is a Home Rule Municipality located in Guadalupe County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to its adopted City Charter and all applicable laws and enabling legislation of the State of Texas; and

WHEREAS, the City of Cibolo is governed by a Home Rule Charter that was approved by the Citizens of Cibolo in a duly called election held on September 11, 2004; and

WHEREAS, Chapter 54.001 of the Texas Local Government Code provides the general authority for the City of Cibolo to enforce each rule, ordinance, or police regulation of the City of Cibolo and to punish a violation of a rule, ordinance, or police regulation; and

WHEREAS, the City of Cibolo, Texas seeks to protect the health, safety, and welfare of the citizens of the City of Cibolo; and

WHEREAS, the City of Cibolo, Texas seeks to regulate and govern the safeguarding of life and property by regulating and governing the design, construction, quality of materials, types of devices, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems, and from conditions dangerous to human life or property in the occupancy of buildings and premises in the City of Cibolo.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF CIBOLO DOES HEREBY AMEND THE CITY'S CODE OF ORDINANCES AS FOLLOWS:

Section 1. Code Amendment

That the Cibolo Code of Ordinances Section 14-2(a)(3) is hereby amended to read as follows:

(1) That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the Uniform Plumbing Code (UPC), 2012 edition, including Appendix Chapters, A, B, D, E, G, I, J and K, and Appendix L as a guide as published by the International Association of Plumbing and Mechanical Officials (IAPMO), be and is hereby adopted as the Plumbing Code of the City of Cibolo, in the State of Texas regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing and gas systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the Building Official of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a) of this ordinance.

(a) That the following sections and/or sub-sections are hereby revised to read as follows:

102.3 Plumbing Appeals Board is hereby deleted and referred to Chapter 14 section 14-3 of the City of Cibolo's Code of Ordinances.

103.1.2 License. Provisions for licensing shall be as required by the Plumbing Licensing Law of the State of Texas.

103.4 Fees. The fees shall be assessed in accordance with the provisions of this section and the fee for each permit shall be as set forth in the fee schedule as adopted by the city of Cibolo.

103.4.3.1 Fees. The fee for work without a permit shall be set forth in the fee schedule as adopted by the city of Cibolo.

310 Prohibited Fittings and Practices is amended by adding Section 310.9 Utility separation to read as follows:

310.9 Utility separation. No electric lines are to be installed in the same ditch with plumbing, gas, sewer or water piping unless a separation of 36" is maintained.

312.6 Freeze Protection. No water, soil, or waste pipe shall be installed or permitted outside of a building or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing. For the purpose of this section, a ventilated attic is considered subject to freezing. Piping that has a minimum of 4 inches of insulation placed over it shall be considered protected from freezing.

312 Protection of Piping, Material, and Structures is amended by adding 312.13 to read as follows:

312.13 Access Openings. When accessible openings are required by this code, they shall be a minimum of 12" x 12" (305 mm x 305 mm) in dimension unless otherwise approved by the administrative authority.

403.3.1 Non water urinals is hereby deleted. Non water urinals are prohibited.

403.0 Water Conserving Fixtures and Fittings is amended by adding Section 403.6 to read as follows:

403.6 Flow Rates. The maximum discharge flow rates for plumbing fixture fittings shall be in accordance with applicable standards referenced in Chapter 3 and listed in Table 14-1, but in no case shall they exceed the maximum requirements of the Texas Commission of Environmental Quality (TCEQ), Chapter 372, titled "Environmental Performance Standards for Plumbing Fixtures"

Table 422.1 Minimum Plumbing Facilities is amended as follows:

In the column for Urinal count, 1-100 and 1-200 will be replaced with 11-100 and 11-200, respectfully, in each location that they appear in the Table for that column.

504.1 Location is amended by adding the following exception:

Exception. Electric water heaters shall be approved in both of these locations.

504.1 Location is amended by adding 504.1.3 to read as follows:

504.1.3 Only electric water heaters may be installed under a stairway or landing.

505.4.1 Single-Wall Heat Exchangers. Indirect-fired water heater that incorporate a single-wall heat exchanger shall be limited to non potable applications only and meet all of the following requirements:

507.25 Protection of Outdoor Appliances. Appliances not listed for outdoor installation but installed outdoors shall be protected by a full enclosure and shall be installed in accordance with Section 504, 506 and 509. Appliances listed for outdoor installation shall be permitted to be installed without protection in accordance with the provisions of its listing. [NFPA 54:9.1.23]

508.4 Appliances in Attics is amended by adding Section 508.4.5 to read as follows:

508.4.5 Storage Type Water Heater. Storage type water heaters shall not be installed in an attic unless accessible from a walk through type of door opening from the house on the same floor level as the attic that the water heater is installed and if in accordance with Sections 508.4.1 thru 508.4.4.

601.1 General is amended by deleting the exception.

601.2 Identification of a Potable and Non-potable Water System. In all buildings and on all properties where potable water and non-potable water systems are installed, each system shall be clearly identified in accordance with Section 601.2.1 through Section 602.2.4.

603.4.3 Access and Clearance Access and clearance shall be provided for the required testing, maintenance, and repair. Access and clearance shall require a minimum of 12 inches (305 mm) between the lowest portion of the assembly and grade, floor, or platform. Installations elevated more than five (5) feet (1524 mm) above the floor or grade shall be provided with a permanent platform capable of supporting a tester or maintenance person.

All backflow assemblies and devices shall be installed in accordance with the “Backflow Prevention Assembly Installation Standards” provided by the Authority Having Jurisdiction. This 6 page document is adopted with these amendments and shall be kept in the office of the Building Official along with these amendments.

603.5.6. Protection from Lawn Sprinklers and Irrigation Systems is amended by adding another type of protection device to read as follows:

- (5) Double check valve assembly.

604.2 Copper Tube is amended by deleting the exception.

606.5 Control Valve is amended by adding the following sentence to the end of the second paragraph to read as follows:

All water closets and icemakers shall have a shutoff or control valve at the fixture.

608.2 Excessive Water Pressure is amended by deleting the last sentence

608.3 Expansion Tanks, Combination Pressure and Temperature Relief Valves is amended by adding a sentence at the end of the first paragraph to read as follows:

Thermal expansion control is limited to the use of expansion tanks.

609.5 Unions is amended by adding the following sentence:

The requirement of a union shall also apply to the temperature and pressure relief valve drain.

609.10 Water Hammer is amended by adding a second paragraph to read as follows:

Water Hammer Arrestors shall be installed to protect all washing machines, kitchen sinks, dishwashers, tubs and shower locations from water hammer. A separate tub and shower set back to back may be served by a single set of water hammer arrestors, provided that the continuation of the water line from one fixture (where the arrestors are located) to the other fixture does not exceed 8 linear feet as measured along the pipe.

610.13 Exceptions is amended by adding a sentence at the end of exception (7) to read as follows:

The irrigation system shall be designed and installed as per TCEQ’s requirements

701.1 Drainage Pipe.

(3) No vitrified clay pipe or fittings shall be used aboveground, under slab or buildings, or where pressurized by a pump or ejector. They shall be kept at least twelve (12) inches (305 mm) belowground.

Table 701.1 is amended by prohibiting the use of Co-Extruded ABS (Schedule 40) and Co-Extruded PVC (Schedule 40) from use underground, under foundations or as a building sewer.

705.10 Special Joints is amended by adding *Section 705.10.5* to read as follows:

705.10.5 Hubless Joint Connections. Un-shielded couplings are prohibited. Repairs on hubless pipe made underground or under a slab shall be made with a wide-bodied shielded coupling.

707.4 Location is amended by changing *Exception 1* to read as follows:

Exception 1: Cleanouts may be omitted on a horizontal drain lines less than five (5) feet (1524 mm) in length unless the line is serving washing machines, kitchen sinks or urinals.

712.2 Water Test is amended by adding 712.2.1 to read as follows:

712.2.1 Pre-pour Test. The first floor DWV system shall be retested and inspected prior to the slab being poured to assure there are no broken drain pipes below slab resulting from the backfill and steel placement. The water lines and trap primers, if any, will also be checked at this time.

715.1 Materials. The building sewer, beginning two (2) feet (610 mm) from any building or structure, shall be a minimum of SCH 40 PVC for four (4) inch (102 mm) and smaller and SDR 35 PVC for six (6) inch (153 mm) and larger.

717.1 Size of Building Sewers. The minimum size of a building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1.No building sewer within private property shall be smaller than the building drain, but in no case smaller than three (3) inches (76 mm).

719.0 Cleanouts is amended by adding Section 719.7 to read as follows:

719.7 Traffic Bearing. Cleanouts located in traffic-bearing areas shall be installed with a vehicle traffic-bearing box. The box shall be set in concrete slab, extending at least 12 inches from the perimeter of the cleanout. The slab shall be no less than 6 inches thick. The concrete shall be no less than 2,500 psi.

807.4 Domestic Dishwashing Machine is amended by adding an Exception to read as follows:

Exception: In lieu of the air gap fitting, a dishwasher loop may be used. It must be securely fastened as high as possible under the counter top.

910.1 Combination Waste and Vent Systems. Combination waste and vent systems shall be permitted for floor drains, floor sinks, hub drains and other similar clear water waste fixtures. There shall be a minimum of two vents on the system. One shall be at the beginning of the system and one shall be immediately before the uppermost fixture on the system.

1011.0 Minimum Requirements for Auto Wash Racks is amended by adding Section 1011.2 to read as follows:

1011.2 Interceptor Sizing. Automatic car washes (w/high pressure sprays and/or brushes) shall install a 50 GPM interceptor, minimum, for a 4-bay vehicle wash. The size of the interceptor shall increase 10 GPM for each additional wash bay over 4. Single bay or portable washer type vehicle washes shall install a 20 GPM interceptor, minimum. The sizing criteria for automatic car washes shall be based on the above mentioned GPM x 12-minute retention time.

1014.1.2 Maintenance is amended by adding a second paragraph to read as follows:

Hydromechanical grease interceptors shall be cleaned per manufacturer and PDI requirements. Gravity grease interceptors shall be cleaned on a quarterly basis. Manifests documenting the cleaning/pumping shall be maintained and available for review by the city.

1014.1.3 Food Waste Disposal Units and Dishwashers is amended by adding Sections 1014.1.3.1 and 1014.1.3.2 to read as follow:

1014.1.3.1 All commercial food waste disposal units shall be connected to and discharge directly into a gravity grease interceptor.

1014.1.3.2 All dishwashers shall discharge into a gravity grease interceptor or meet the requirements of section 1014.2.4.

1014.2 Hydromechanical Grease Interceptors is amended by adding Section 1014.2.4 to read as follows:

1014.2.3 Waste in excess of one hundred and forty (140) degrees Fahrenheit shall not discharge into grease traps and grease interceptors 100 GPM or smaller. A larger grease trap or interceptor shall be required.

1014.3.5 Construction Requirements is amended by adding Section 1014.3.5.2 to read as follows:

1014.3.5.2 Sample Well. An effluent sampling well on all interceptors shall be required. The sample well shall have a riser a minimum of six (6) inches (153 mm) in diameter and shall be installed after the confluence of all waste streams from the facility and prior to discharging into the sanitary sewer collection system. The well shall be perpendicular to the effluent lateral to allow observation of the flow stream and provide for sampling of wastewater.

Chapter 10 Traps and Interceptors is amended by adding Sections 1018.0, 1019.0 and 1020.0 to read as follows:

1018.0 Silver Recovery Units. These units shall be installed in waste line(s) leading from x-ray processing, photographic processing, and/or any procedures in establishments such as medical labs, photo finishers, printers, graphic arts production facilities, hospital, veterinary hospitals, or other establishments where silver may be introduced into the sanitary sewer system.

1019.0 Neutralizing Devices. In no case shall corrosive liquids, spent acids, or other harmful chemicals which might destroy or injure a drain, sewer, soil or waste pipe, or which might create noxious fumes, discharge into the sanitary sewer system without being thoroughly neutralized by passing through a properly constructed and acceptable neutralizing medium, consisting of limestone or marble chips, so as to make its contents non-injurious before being discharged into the sanitary sewer system.

1020.0 Solid Interceptors. These shall be installed when pretreatment of waste streams is necessary to prevent solids greater than one-half (½) inch in diameter, which may cause line stoppage from entering the sanitary sewer system.

1204.3.1 Rough Pipe Inspection is amended by adding two sentences to the end of that section to read as follows:

The piping shall be tested by closing all openings and subjecting the pipes to an air pressure that will support a column of mercury fifteen (15) inches (381 mm) in height for at least 15 minutes, or a 10 psi air test using a dial gauge as described in Section 319 with a Grade A1 or better quality. For gas systems with pressures in excess of 14 inches of water column, the test pressure shall not be less than 1 ½ times the operating pressure for the system and shall hold this pressure for a minimum of 25 minutes.

1204.3.2 Final Piping Inspection. The inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof that are to be covered or concealed are so concealed and before any fixtures, appliances and shut-off valves have been attached thereto. This inspection shall include a column of mercury six (6) inches (152 mm) in height for at least 15 minutes, or of a 5 psi air test using a dial gauge as described in Section 319 with a Grade A1 or better quality. For gas systems with pressures in excess of 14 inches of water column, the test pressure shall not be less than 1 ½ times the operating pressure for the system and shall hold this pressure for a minimum of 25 minutes.

1208.5.3.4 Corrugated Stainless Steel is amended by adding Sections 1208.5.3.4.1 and 1208.5.3.4.2 to read as follows:

1208.5.3.4.1 Steel piping will be required for the meter loop and into the wall and up thru the top plate with a 90° steel pipe fitting in the attic for the transition.

1208.5.3.4.2 When CSST tubing passes behind stucco, plaster or areas where staples are used, it shall be protected by a continuous sleeve or AGA approved shield that is twice the diameter of the CSST tubing being protected.

1208.5.8.1 Pipe Joints is amended by adding Section 1208.5.8.1.1 to read as follows:

1208.5.8.1.1 All welded joints in piping system shall be welded by a certified pipe welder as defined in Chapter 2.

1210.1.1 Cover Requirements is amended by adding the following paragraph to read as follows:

Polyethylene piping shall have a minimum of 18 inches of cover. When a plastic detectable tape with a metal core is used, it shall be buried in the trench six (6) inches (152 mm) above the pipe or six (6) inches (152 mm) below finished grade and shall be secured to the risers at each end of the line. The plastic tape shall be yellow in color and shall be imprinted with the following: "Caution: Gas Line Buried Below". A caution tape with this print on it shall be used for all buried gas pipe.

1210.1.3 Protection Against corrosion is amended by adding the following at the end of that section:

Steel piping that does not meet the requirements for burial shall be installed above the ground a minimum of 6 inches above finished grade.

The title to **Appendix E** is amended to read as follows and to be applicable to all sections of Appendix E:

MANUFACTURED/MOBILE HOME PARKS, SUBDIVISION OR SITE AND RECREATIONAL VEHICLE PARKS

Section E 6 Drainage Systems is amended by adding Section E.6.2 to read as follows:

E 6.2 Manufactured/Mobile Home parks, subdivision or site shall meet the following requirements for the drainage/sewer system on site: The sewer main shall be six (6) inch (152 mm) minimum, with four (4) inch (102 mm) minimum laterals to the M/H pad and a four (4) inch (102 mm) p-trap. There shall be one three (3) inch (76 mm) vent for each 10 traps starting at the upper most point on the system. The vent shall connect to the drain system at the top portion of the drain pipe and terminate a minimum of ten (10) feet (3048 mm) above finish grade. The horizontal run shall be kept as short as reasonably possible.

Section 2. Cumulative.

That this ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 3. Severability

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. Continuation of Existing Regulations.

That nothing in this ordinance or in the Plumbing Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. Effective Date.

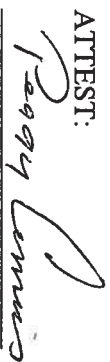
That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective immediately upon the passage and approval of the City Council of the City of Cibolo, Texas.

PASSED AND APPROVED on this the 8 day of Jan., 2013

APPROVED:


Jennifer Hartman, Mayor

ATTEST:


Peggy Cimics, City Secretary

APPROVED AS TO FORM


City Attorney's Office

