

ORDINANCE 16 - 1171

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, TEXAS, AMENDING ORDINANCE 13-1082 BY ADOPTING THE 2015 EDITIONS OF THE INTERNATIONAL BUILDING CODES, REGULATING AND GOVERNING THE MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; FIT FOR HUMAN OCCUPANCY AND USE SUCH STRUCTURES IN THE CITY OF PLEASANTON; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; REPEALING THE PREVIOUSLY ADOPTED ORDINANCE 13-1082 PROVIDING A PENALTY CLAUSE; PROVIDING A SAVING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council have determined that the health, safety, and welfare of the citizens of the City of Pleasanton are promoted by requiring regulating and governing the maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structure unfit for human occupancy and use and the demolition of such structures in the City of Pleasanton; providing for issuance of permits and collection of fees.

WHEREAS, Under General Regulations for this Ordinance the following sections are to hereby included; Building Code, Dangerous premises and building, Mobile Homes, Ground sign and Billboard regulations and Codes adopted

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

WHEREAS, Chapter 214.001 of the Texas Local Government Code provides the general authority for the City of Pleasanton, Texas to require the vacation, relocation of occupants, securing, repair, removal, or demolition of a building that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; and

WHEREAS, Chapter 214.214 of the Texas Local Government Code provides the general authority for the City of Pleasanton to adopt local amendments to the National Electrical Code;

WHEREAS, Chapter 214.212 of the Texas Local Government Code provides the general authority for the City of Pleasanton to adopt local amendments to the International Residential Code;

WHEREAS, Chapter 214.216 of the Texas Local Government Code provides the general authority for the City of Pleasanton to adopt local amendments to the Building Codes;

WHEREAS, Chapter 214.901 of the Texas Local Government Code provides the general authority for the City of Pleasanton to require the construction of building to comply with the energy conservation standards.

WHEREAS, the City of Pleasanton, Texas seeks to regulate and govern the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical, electrical and plumbing systems in the in the occupancy of buildings and premises in the City of Pleasanton.

WHEREAS, the City of Pleasanton, 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 Pleasanton.

WHEREAS, the City of Pleasanton, Texas seeks to regulate and govern the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City of Pleasanton, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Pleasanton.

WHEREAS, the City of Pleasanton, Texas seeks to regulate and govern the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Pleasanton.

WHEREAS, the City of Pleasanton, Texas seeks to regulate and govern the construction, alteration, movement, enlargement, replacement, repair, erection, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Pleasanton.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON, TEXAS:

Section 1) Codes adopted

2015 International Building Code 2015 including Appendix C, E, F, G, I, and J as amended; 2015 International Residential Code including Appendix E, H, J, M, and O, as amended; 2015 International Fuel Gas Code ; 2015 International Fire Code including Appendix B, C,D,F, H, I, And J as amended; 2015 International Plumbing Code as amended; 2015 International Mechanical Code as amended; 2015 International Property Maintenance Code; 2015 International Existing building Code; 2015 International Energy Conservation Code; 2015 Zoning Code, specific to Chapter 8 only; 2015 International Swimming and Spa Code and 2015 International Private Sewage Disposal Code and The National Electrical Code, 2014 edition, including annexes 80.1 thru 80.13 as published by the National Fire Protection Association and amendments.

Section 2) International Building Code

B105.2 Work exempt from permit is deleted and amended as follows:

B105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (6m²)
2. Oil derricks.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

11. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

B105.3 Application for permit is amended by adding items 8 – 11 to read as follows:

8. Indicate the total square footage, of the foundation and all floors above or below as measured from the exterior. Provide the total square footage of all impervious cover.
9. Be accompanied by the *International Energy Conservation Code* compliance certification specific to the permitted address.
10. Indicate the number of stories.
11. Indicate type of construction (example Type V construction – common wood frame construction Type IV construction – heavy timber construction).

B107.2.1 Information on construction documents

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. To include but not limited to:

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan with soil density and soil conditions of the property or lot.
3. Foundation plans shall have all details identified with corresponding letters, numbers, or symbols.
4. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
5. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, and material specifications, studs required for support of walls and beams, header size and support requirements.
6. Roof and ceiling joist plan with specifications and details.
7. Electrical plan.
8. Plumbing plan.
9. Heating, ventilation, and air conditioning plan.
10. Construction plans shall have adopted codes listed.
11. Give such other data and information as required by the building official.

B107.2.5 Site Plan

The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted. Provide pre-construction site or plot plan and submit original final site or plot plan with signature and seal. To include but not limited to:

1. Indicate the street name, address number, and lot and block numbers.
2. Provide total lot square footage.
3. Provide the total square footage of the foundation.
4. Indicate percentage of foundation lot coverage.
5. Provide square footage of porches, patios, driveways, and walkways.
6. Indicate all building setback lines.
7. Indicate all easements.
8. Indicate property pin locations and distance.
9. Percentage of slope on driveway.
10. Indicate drainage elevation across the property.
11. Show curbs lines and sidewalks.
12. Give such other data and information as required by the building official.

B111.1 Use and Occupancy

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. The permit holder or their duly authorized agent or representative shall not allow occupancy of a building or structure before the passing and completion of all required inspections and the issuance of a certificate of occupancy. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section B105.2
2. Accessory buildings or structures.

B901.2 Fire Protection Systems is amended by adding section 901.2.1 Construction documents to read as follows:

B901.2.1 Construction Documents

Construction documents for fire sprinkler systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the code official. Deviation from approved plans shall require prior permission of the code official. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA 13 Chapter 14 to include, but not be limited to, all of the following:

1. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Unit plans which shows location and size of walls, rooms, doors, concealed spaces, closets, attics, and bathrooms.
4. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
5. Full height cross-section, or schematic diagram of the riser detail showing alarm valve assembly, flow switch(s), water motor alarm or equivalent, check valves assemblies, drain valve assemblies, and all associated piping.
6. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
7. A mechanical system over lay showing no conflict with fire sprinkler system.
8. Manufacturers specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, switches, sensors, gauges, and similar components.
9. Location and description of all required signs.
10. Any additional information required by the code official.
11. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

Setback Requirements

The minimum setback requirements for any structure for commercial are as follows:

- A. Twenty-Five feet from front property line (street side); and
- B. Ten Feet from side and back property lines

These setback requirements do not amend those established for manufactured homes in this chapter. These are the minimum setbacks, with no portion of any structure to extend beyond these toward the

property lines. Any variation to these minimum setbacks may be considered by the City Council of the City of Pleasanton once the property owner/builder has shown sufficient need for such variance with no adverse effect on properties within that same block

B3308.1.1 Obstructions

Construction materials and equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic or to hinder the use of public transit loading platforms.

Section 3) International Residential Code

International Residential Code, 2015 edition, Chapters 1 through 33 including Appendix Chapters E, H, J, M, and O as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Pleasanton, in the State of Texas for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, erection, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided.

The following sections and/or sub-sections are hereby revised to read as follows:

R101.1 Title

These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of Pleasanton, and shall be cited as such and will be referred to herein as "this code".

R102 Applicability is amended by adding section R102.8 to read as follows:

R102.8 Electrical

All electrical and etc. references and Chapters 34 – 43 are hereby deleted and replaced with the 2014 edition of the National Electrical Code (NEC) (NFPA 70).

R105.2 Work exempt from permit

is amended by amending item 1 to read as follows and deleting the following numbered exemption items listed under Building.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (6m²)

Delete number 5

R105.3 Application for permit is amended by adding items 8 and 9 to read as follows:

8. Indicate the total square footage, of the foundation and all floors above or below as measured from the exterior and indicate the number of stories.

9. Be accompanied by the International Energy Conservation Code compliance certification specific to the permitted address.

R106.1.1 Information on construction documents is amended by adding the following, which is not all inclusive:

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan. Foundation plans shall have all details identified.
3. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
4. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, studs required for support of beams, header size and support requirements.
5. Roof and ceiling joist plan with specifications and details.
6. Electrical plan.

7. Plumbing plan.
8. Heating, ventilation, and air conditioning plan.
9. Give such other data and information as required by the building official.

R106.2 Site Plan or Plot Plan is amended by adding the following which is not all inclusive:

1. Indicate the street name, address number, and lot and block numbers.
2. Provide the total square footage of the foundation to include attached garages.
3. Provide square footage of foundation to include garages, porches, patios, driveways, and walkways.
4. Indicate all building setback lines.
5. Indicate all easements.
6. Indicate property pin locations and distance.
7. Show curb lines and sidewalks.
8. Give such other data and information as required by the building official.

Table R301.2 (1) is amended by providing the local design criteria as follows:

**Table R301.2 (1)
Climatic and Geographic Design Criteria**

GROUND SNOW LOAD	WIND DESIGN MPH	TOPO effects	SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
				Weathering a	Frost line Depth ^b	Termite ^c					
5	100	NO	A	Negligible	0"	Moderate To Heavy	30°F	No	See Ordinances	16 days	70°F

NOTES a thru k REMAIN AS WRITTEN

R403.1.8 Foundation on Expansive Soils

Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code, The American Society of Civil Engineers Texas Section Recommended Practice for the Design of Residential Foundations Version 2 as it currently exists or may be amended, and/or other accepted industry standards that may be acceptable to the Building Official. All foundations shall be designed by a registered Professional Engineer in the State of Texas and all drawings and documentation must be signed and sealed. The above information and a GeoTech Report shall be required for each lot. Documentation shall include:

1. Design letter referencing soils report number, date of report, and soils engineer name; specific location including lot, block, and subdivision; specific design criteria including soil bearing capacity, plasticity index, and potential vertical rise. The engineer shall also approve a concrete mix design with performance criteria based on soils and seasonal conditions.
2. Signed and sealed drawings clearly indicating strand and reinforcement placement, pier size, depth, location, and reinforcing beam size and location, and special details. Design calculations must be included in the permanent permit file for each project.
3. Design engineer shall perform a pre-pour inspection. This inspection shall take place prior to requesting a foundation inspection from the Building Official. The engineer shall provide to the Building Official a Letter of Final Acceptance stating that the foundation has been placed in compliance with the design prior to the issuance of a Certificate of Occupancy.
4. Rough grading of lot after form removal to maintain drainage away from the foundation during the construction process.
5. The post tensioning cannot take place until the 7th day after the concrete has been poured and that no framing can start until one day after the post tensioning has taken place, unless otherwise directed by the engineer, based on accepted engineering practices and sample cylinders have been tested to support the engineer's specifications.
6. For conventional steel foundations, no framing shall start until the 7th day after the concrete has been poured unless otherwise directed by the engineer, based on accepted engineering practices and sample cylinders have been tested to support the engineer's specifications.
7. Prior to receiving a Certificate of Occupancy, a final survey indicating final grade elevations and verifying positive drainage away from the foundation, and evidence from the homeowner that they have received a copy of foundation maintenance instructions must be submitted to the Building Official.

A. That all walls containing plumbing, piping, or conduit larger than 2 inch (38 mm) inside diameter shall have a minimum of 6 inch (152 mm) stud width.

B. That all pressure gauges installed or used for testing shall have the working range in the middle third of the gauges minimum and maximum pressure ends.

C. That all piping, ducting and similar penetrations through walls, floors and ceilings shall be sealed to prevent entry of rodents and insects.

D. That all water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official.

E. The use of streets, alleys and public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this section.

F. Construction materials and or equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic.

G. Construction materials, trash, garbage, rubbish, and debris shall be secured or contained in approved covered containers so as to prevent such items from leaving the property, lot or construction site. Construction sites shall be kept neat, clean and orderly and free of hazards.

H. Underground utilities shall be located and marked before trenching or excavating. It shall be a violation of this ordinance to trench or excavate without properly making request for utility locates, and for damaging utilities that have been properly located. Requests shall be made using state recognized locating guidelines and procedures.

Setback Requirements

The minimum setback requirements for any structure for residential are as follows:

- A. Twenty-five feet from front property line (street side); and
- B. Five feet from side and back property lines

These setback requirements do not amend those established for manufactured homes in this chapter. These are the minimum setbacks, with no portion of any structure to extend beyond these toward the property lines. Any variation to these minimum setbacks may be considered by the City Council of the City of Pleasanton once the property owner/builder has shown sufficient need for such variance with no adverse effect on properties within that same block.

Section 4) International Fire Code,

F901.2 Construction documents is amended by adding a second paragraph and subsequent notes to read as follows:

Construction documents for fire sprinkler systems shall be submitted for review and approval prior to system installation or remodeling. Three copies will be submitted unless otherwise stated by the fire code official. Deviation from approved plans shall require prior permission of the fire code official. Construction documents shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system. Construction documents shall be provided in accordance with NFPA 13 Chapter 14 to include, but not be limited to, all of the following:

1. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Unit plans which shows location and size of walls, rooms, doors, concealed spaces, closets, attics, and bathrooms.
4. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
5. Full height cross-section, or schematic diagram of the riser detail showing alarm valve assembly, flow switch(s), water motor alarm or equivalent, check valves assemblies, drain valve assemblies, and all associated piping.
6. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
7. A mechanical system over lay showing no conflict with fire sprinkler system.
8. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, switches, sensors, gauges, and similar components.
9. Location and description of all required signs.
10. Any additional information required by the fire code official.
11. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

F912.2 Locations. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. No fire department connection shall be located on an exterior wall; fire department connections shall not be placed closer than the height of the exterior wall, unless approved by the fire code official. The location of fire department connections shall be approved by the fire code official.

F912.3. Locking fire department connection caps. On new and existing buildings, the fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. The fire code official will require all fire department connections to be equipped with locking caps. The type and brand shall be of one the fire department currently has a master key for.

International Fire Code, exclusions

The City of Pleasanton adopted International Fire Code is amended to exclude the requirement that a fire sprinkler system be installed in all newly constructed one- and two-family residential units, as set forth by Texas SB 1410

Section 5) International Plumbing Code

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

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.

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.

License

Every person who engages in or works at the actual installation, alteration, repair and renovating of plumbing shall possess either a master or journeyman plumber's license or an apprentice registration card in accordance the state plumbing license law.

Exemptions

The following plumbing acts, work and conduct shall be expressly permitted without license:

1. Plumbing work done by a property owner in a building owned or occupied by him as his homestead.
2. Plumbing work done by anyone who is regularly employed as or acting as a maintenance man or maintenance engineer, incidental to and in connection with the business in which he is employed or engaged, and who does not engage in the occupation of a plumber for the general public; construction, installation and maintenance work done upon the premises or equipment of a railroad by an employee thereof who does not engage in the occupation of a plumber for the general public; plumbing work done by persons engaged by any public service company in the laying, maintenance and operation of its service mains or lines to the point of measurement and the installation, alteration, adjustment, repair, removal and renovation of all types of appurtenances, equipment and appliances, including doing all that is necessary to render the appliances useable or serviceable; appliance installation and service work done by anyone who is an appliance dealer or is employed by an appliance dealer and acting as an appliance installation man or appliance service man in connecting appliances to existing piping installations; water treatment installations, exchanges, services, or repairs. However, all work and service named or referred to in this subsection shall be subject to inspection and approval in accordance with the terms of all local valid city ordinances.
3. Plumbing work done by a licensed irrigator or licensed installer when working and licensed under the Licensed Irrigators Act
4. Plumbing work done by an LP gas installer when working and licensed under V.T.C.A., Natural Resources Code § 113.001 et seq.
5. Plumbing work done by any licensed fire sprinkler installer in installing fire sprinkler systems must be approved by the fire marshal.

Section 6) International Mechanical Code

CM 306.5 Permanent Ladders shall be installed on all buildings with equipment install on roof with no permanent access

CM602.1 General. Supply, return, exhaust, relief and ventilation air plenums shall be limited to uninhabited crawl spaces, areas above a ceiling or below the floor, attic spaces, and mechanical equipment rooms. Plenums shall be limited to a single required fire area. Air systems shall be ducted from the boundary of the fire area served directly to the air-handling equipment. Fuel-fired appliances shall not be installed within a plenum.

M606.2 Where required. Smoke detectors shall be installed where indicated in Section 602.1 through 602.3 or in accordance with NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems."

RM1305.1 Appliance Access for Inspection Service, Repair and Replacement

Appliances shall be accessible for inspection, service, repair and replacement without removing permanent construction, other appliances, or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space at least 30 inches deep and 30 inches wide (762 mm by 762 mm) and not less than 3/4-inch (19 mm) thick shall be provided in front of the control side of the appliance. Installation of room heaters shall be permitted with at least an 18-inch (457 mm) working space. A platform shall not be required for room heaters.

RM1305.1.3 Appliances in Attics

Attics containing appliances requiring access shall be provided with an opening with a permanent ladder and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but 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 measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide and not less than 3/4-inch (19 mm) thick. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide and not less than 3/4-inch (19 mm) thick shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), where such dimensions are large enough to allow removal of the largest appliance.

RM1501.1 Outdoor Discharge

The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space. Exhaust ducts shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings.

RM2005.2 Prohibited Location

Water heaters installed in a garage shall be listed as flammable vapor ignition resistant unless it is elevated so that the source of ignition is not less than 18" above garage floor. Water heaters shall not be installed under stairways unless it is an electric waterheater.

Section 7) National Electrical Code

The National Electrical Code, 2014 edition, and Annexes 80.1 thru 80.13 only, as published by the National Fire Protection Association and amendments are hereby adopted as the Electric Code of the City of Pleasanton.

Means of Identifying Conductors

1. Conductor sizes No. 10 and smaller shall be continuously colored throughout the length of the conductor, except that cables assemblies used in one-and two family dwelling or in multi-family dwellings of three stories or less shall be permitted to be distinguished as required.
2. Conductors No. 8 and larger shall be permitted to be distinguishable as required or permitted by the code. Such conductors, where not continuously colored their entire length shall be permanently marked with a minimum of 2 inches phasing tape at all accessible locations.
3. Conductor use for switch legs shall be the same color as the branch circuit.
4. Colors designated for the Grounded (neutral) conductor, grounding conductor or for identification of the high-leg may not be used for travelers.
5. Equipment grounding conductor shall be identified in accordance with article 250-119

Conductor Color Code for Electrical Systems				
120/240 Volts Single Phase	120/240 Volts Three Phase (hi-leg)	208/120 Volts Three Phase	480/277 Volts Three Phase	Photovoltaic Systems
A - Black	A - Black	A - Black	A - Purple	Positive -Black, Red, Blue

B - Red	B - Orange (hi-leg)	B - Red	B - Brown	Negative – White
C - N/A	C - Blue	C - Blue	C - Yellow	
Grounded - White	Grounded - White	Grounded- White	Grounded- Gray	

Minimum Ampacity and Size

1. No conductor smaller than 6 AWG aluminum shall be used when properly installed.
2. Conductors for branch circuits or feeder shall be sized to prevent a voltage drop exceeding 3 percent at the farthest outlet of power, heating and lighting loads, or combination of such loads, and where the maximum total voltage drop on both feeder and branch circuit to the farthest outlet does not exceed 5 percent, will provide reasonable efficiency of operation.

Wiring Methods for 600 Volts, Nominal, or Less

1. All wiring on commercial installations shall be installed in approved raceways.
2. Service conductors when run to service equipment located inside a commercial or industrial type building and ahead of the service overcurrent device shall be installed in rigid metal conduit, intermediate metal conduit or busduct.
3. All underground service lateral conductors installed in commercial and industrial type buildings not protected at their source shall be installed in rigid conduit, intermediate metal conduit, or schedule 40 PVC encase in an envelope of 3 inches.
4. All feeder and branch circuits wiring methods shall include and equipment grounding conductor sized in accordance with Table 250-122 of the code.
5. The main disconnect switch(es) for all residential meter loops shall be installed on the exterior of the building at the meter location.

General:

1. All electrical plans shall include load calculations using the appropriate method as indicated in the Code. This shall include but not be limited to both feeders, and service entrance, and service – lateral conduction.
2. All accessible abandoned wiring systems and abandoned equipment both rated 0 volts to 1000volts shall be removed from all buildings or lease spaces.

Section 8) RESERVED

Section 9) RESERVED

Section 10) RESERVED

Section 11) RESERVED

Section 12) RESERVED

Section 13) RESERVED

Section 14) RESERVED

Section 15) Appeals and variances

1. Any person aggrieved by any interpretation of the building regulations, or by any decision or ruling by the City's Building Official shall have the right to make an appeal or request for variance to the City Council.
2. The appeal or request for variance shall be perfected by written notice submitted to the City Secretary and addressed to the Mayor and City Council asking for a hearing by the City Council, and the action of the City Council thereon shall be final. Prior to rendering a decision on any appeal or variance request, the City Council may seek expert advice and counsel.

Section 16) Liability of City under this section

Neither the City nor any authorized agent, acting under the terms of this section shall be liable or have any liability by reason of orders issued, work done, inspections made or failure to make inspections under the terms of this section.

Section 17) Permits and Fees

Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, to include a sign or billboard, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this chapter, who performs site work or causes any such work to be done, shall first make application to the building official and obtain the required permit.

Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times, or such records shall be filed with the building official as designated.

Permit fees shall be established by resolution of the City Council

Section 18) Fire District

No fire district boundaries having been established, the terms of the International Building Code related to fire districts are hereby deleted from the Building Code.

Section 19) Application

The City of Pleasanton will require an application for a building permit to be completed and submitted with the necessary information for any new construction, residential or commercial, including additions to existing buildings. The Building Official for the City of Pleasanton makes final decisions on the completeness of any submitted application for building permit.

Section 20) General

A. Building Official

The building official shall be known as the Director of Community Development Services, and such term shall include his authorized representatives. Further, whenever the term or title "administrative authority," "code official," "authority having jurisdiction," "responsible official," "building official," "director" or other similar designation is used in any of the codes adopted by this chapter, it shall be construed as the Director of Community Development Services, or his designee and authorized representatives.

- B.** One (1) copy of "Codes Adopted" which are on file in the office of the Building Official of the City of Pleasanton, for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said International Code Council (ICC) Building Model Codes and National Electrical Code, as listed in Section 2, on file in the office of the Building Official are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in this ordinance.
- C.** That nothing in this legislation or in the Building 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 law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.
- D.** That the City Secretary is hereby ordered and directed to cause this legislation to be published.

- E. That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect as of August 05, 2016 from and after the date of its final passage and adoption.
- F. All provisions of the code of Ordinances of the City of Pleasanton in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the ordinances of the City of Pleasanton not in conflict with the provision of this ordinance shall remain in full force and effect.
- G. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the City of Pleasanton Code of Ordinances.
- H. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars.
- I. That Chapter 91 of the City of Pleasanton Code of Ordinances shall remain in full force and effect save and except as amended by this ordinance. This shall be applicable and in force within the area immediately adjacent and contiguous to the city limits ETJ (Extra Territorial Jurisdiction) of the City of Pleasanton.

Section 21) Violations

- 1. Unlawful acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this chapter, or cause same to be done, in conflict with or in violation of any of the provisions of this chapter.
- 2. Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this chapter, or in violation of a permit or certificate issued under the provisions of this chapter. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- 3. Prosecution of violation.** If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the city to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of such provisions of this chapter or of the order or direction made pursuant thereto.
- 4. Violation penalties.** Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this chapter, shall be subject to penalties prescribed by law.
- 5. Misdemeanor.** Any person violating any of the provisions of this Code or other ordinances which are enforced by the building official shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Each violation may be punishable by a fine not to exceed five hundred dollars (\$500.00).

Section 23) Stop Work Order

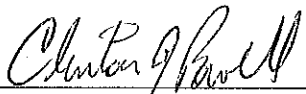
- 1. Authority.** Whenever the building official finds any work regulated by this chapter being performed in a manner either contrary to the provisions of this chapter or dangerous or unsafe, the building official is authorized to issue a stop work order.
- 2. Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

3. Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars.

Section 21) Severability

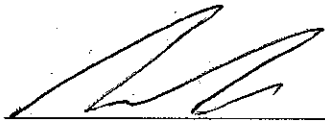
That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person, firm or corporation, or to any circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council hereby declares that it would have adopted such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

PASSED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON, TEXAS,
THIS 5th DAY OF MAY, 2016



Clinton J. Powell, Mayor

ATTEST:



Andres Aguirre, City Secretary