

ORDINANCE NO. 15949

AN ORDINANCE AMENDING THE FORT WORTH RESIDENTIAL CODE, BY ADOPTING THE 2003 INTERNATIONAL RESIDENTIAL CODE, WITH LOCAL AMENDMENTS; AMENDING SECTIONS 7-61, 7-62, 7-63 AND 7-64 OF THE CODE OF THE CITY OF FORT WORTH (1986); REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF RESIDENTIAL (DETACHED ONE- AND TWO-FAMILY, AND TOWNHOME) BUILDINGS AND STRUCTURES IN THE CITY OF FORT WORTH; DEFINING CERTAIN TERMS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREOF; PROVIDING FOR THE INSPECTION BUILDINGS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That Section 7-61 of the Code of the City of Fort Worth (1986) is hereby amended to read as follows:

Sec. 7-61. THE 2003 EDITION OF THE INTERNATIONAL RESIDENTIAL ADOPTED.

(a) The Residential Code of the City of Fort Worth is hereby revised and amended to conform, with certain exceptions as specified below, to the 2003 International Residential Code of the International Code Council (ICC), and the same as amended is hereby adopted as the City's Residential Code. One (1) copy of the 2003 International Residential Code, marked as Exhibit "A" is incorporated herein by reference and shall be filed in the Office of the City Secretary for permanent record and inspection.

(b) The following provisions of the Appendix to the 2003 International Residential Code are hereby specifically adopted as amended as part of the Residential Code of the City of Fort Worth:

Appendix Chapter G, Swimming Pools, Spas and Hot Tubs
Appendix Chapter J, Existing Buildings and Structures

(c) The provisions of the Building Code, Mechanical Code, Plumbing Code and Energy Code, as adopted elsewhere, shall be used as part of this code for any provision, requirement or method that does not exist in this code. The Electrical Code, as adopted elsewhere, shall be used as the Electrical provisions, replacing Chapters 33 through 42 of this code.

(d) Any Errata corrections, as they are discovered, are considered as part of this code since the same would have been adopted had they been known at the time of adoption.

SECTION 2.

That Section 7-62 of the Code of the City of Fort Worth (1986) is hereby amended to read as follows:

Sec. 7-62. Amendments.

(a) Chapter 1 “ADMINISTRATION” of the 2003 International Residential Code is hereby deleted and replaced with the following:

PART I - ADMINISTRATIVE

Chapter 1 ADMINISTRATION

SECTION 101 - TITLE, PURPOSE AND SCOPE

101.1 Title. These regulations shall be known as the Fort Worth Residential Code, may be cited as such and will be referred to herein as “this code.”

101.2 Purpose. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures, as specified in Section 101.3, within this jurisdiction and certain equipment specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

101.3 Scope. The provisions of this code shall apply to:

1. The construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses), as defined in

this code, not more than three stories in height with a separate means of egress and their accessory structures located within this jurisdiction.

Exception: Such structures are permitted to have a private, individual fourth level roof deck in compliance with the following:

- a. Except for required guards, and the minimum required penthouse necessary to enclose the access stair, the deck shall be unenclosed and unroofed.
- b. The minimum required penthouse necessary to enclose the access stair shall not include any other occupiable space.
- c. The open deck shall not exceed 400 square feet.
- d. The guard shall be constructed of metal. The decking shall be constructed of water resistant construction, and the structural design plans of the building and deck shall be stamped by an engineer.

When referencing other codes, and as used in this code, Residential structures covered by this code shall be considered to be Group R-3 residential uses with Group U accessory uses, unless a more appropriate occupancy group is assigned by the Building Official.

And, to

2. The plumbing and plumbing systems outside this jurisdiction if the same are connected to the city water or sewage systems.

Exception: Work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures

This code is not intended to apply to that work done by the proper employees of the City or other companies furnishing water in the laying of water mains and services and city sewer mains and services that are considered as public utilities, nor to the installation of gas distributing mains and services in the streets, alleys and easements by employees of the gas distributing company.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

101.4 Referenced codes and standards. The codes and standards referenced herein shall be those that are listed in Chapter 43 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the

referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC *Electrical Code* shall mean the Electrical Code as adopted.

101.5 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in Appendix Chapter J or as an unsafe building of Section 102.

Exception: Existing unvented room heaters in dwelling units shall comply with Section G2445.2.

101.6 Severability. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 - UNSAFE BUILDINGS OR STRUCTURES

102.1 Unsafe buildings. All buildings or structures regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

Any work covered or concealed without inspection shall be considered to constitute an unsafe structure. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

102.1.1. Authority to condemn. Whenever the code official determines that any unsafe buildings, structures or appendages, or portion thereof, regulated by this code has become hazardous to life, health or property or has become insanitary, or is otherwise dangerous to human life, the code official shall order in writing that such unsafe buildings, structures or

appendages either be removed or restored to a safe or sanitary condition. A time limit for compliance with such order shall be specified in the written notice. No person shall use or maintain unsafe buildings, structures or appendages after receiving such notice.

102.1.2 Authority to order disconnection of utilities. The code official shall have the authority to order disconnection of any plumbing, energy source or utility service supplied to a building, structure or equipment regulated by this code when it is determined that the equipment or any portion thereof has become hazardous or insanitary. Written notice of such order to disconnect service and the causes therefore shall be given within 24 hours to the owner and occupant of such building, structure or premises, provided, however, that in cases of immediate danger to life or property, such disconnection shall be made immediately without such notice. If not notified prior to disconnecting, the owner or occupant of the building, structure or service systems shall be notified in writing, as soon as practical thereafter.

102.1.3 Connection after order to disconnect. No person shall make connections from any energy, fuel, power supply or water distribution system or supply energy, fuel, power or water to any equipment regulated by this code that has been disconnected or ordered to be disconnected by the code official or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such equipment.

102.2 Dangerous Demolition. The Building Official may order the cessation of the wrecking or demolition of any building or structure within the City when the same is being accomplished in a reckless or careless manner or in such a manner so as to endanger life and property. When such work has been ordered stopped by the Building Official, same shall not be resumed until said official is satisfied that adequate precautions have been or will be taken for protection for life and property. To continue such work without the expressed approval of the Building Official shall constitute a violation of this ordinance, and each day that such work continues shall constitute a separate offense.

SECTION 103 - VIOLATIONS

103.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

103.1.1 Unsafe building. Failure to correct an unsafe building as provided for in Section 102.1, 108.4 and 108.4.1 shall constitute a violation of this code.

103.2 Violation penalties. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any

portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

103.3 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the plumbing on or about any premises.

SECTION 104 - ORGANIZATION AND ENFORCEMENT

104.1 Creation of Enforcement Agency. There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the building official.

104.2 Powers and Duties of Building Official.

104.2.1 General. Whenever the term “code official” is used in this code, it shall be construed to mean the Building Official or his authorized representative(s). The code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges.

The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

104.2.2 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

For the purpose of this code, the regularly authorized deputy officials shall be per Part as follows:

Part V, Mechanical - Chief Mechanical Inspector

Part VI, Fuel Gas - Chief Plumbing Inspector

Part VII, Plumbing - Chief Plumbing Inspector

Part VIII, Electrical - Chief Electrical Inspector

For all other parts, the Assistant Building Official(s) shall be the deputy official.

104.2.3 Right of entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the building official has reasonable cause to believe that there exists in a building or upon a premises a condition that is contrary to or in violation of this code that makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

An application for a permit shall be considered as permission from an authorized representative to inspect the premises.

104.2.4 Stop orders. Whenever any work is being done contrary to the provisions of this code, or other pertinent laws or ordinances implemented through the enforcement of this code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

104.2.5 Occupancy violations. Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions of this code, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued.

Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

104.2.6 Liability. The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

104.2.7 Modifications. When there are practical difficulties involved in carrying out the provisions of this code, the building official may grant modifications for individual cases. The building official shall first find that a special individual reason makes the strict letter of this code impractical and that the modification is in conformance with the intent and purpose of this code and that such modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the code enforcement agency.

104.2.8 Alternate materials, alternate design and methods of construction. The provisions of this code are not intended to prevent the use of any material, alternate design or method of construction not specifically prescribed by this code, provided any alternate has been approved and its use authorized by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed design is satisfactory and complies with the provisions of this code and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

104.2.9 Tests. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to this jurisdiction.

Test methods shall be as specified by this code or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official for the period required for the retention of public records.

104.2.10 Material and equipment reuse. Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested, placed in good and proper working condition, and approved.

104.2.11 Cooperation of other officials and officers. The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

SECTION 105 - CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

105 Applications for appeals shall be made to the Construction and Fire Prevention Board of Appeals. (See the Building Code.) All references to the "Board" shall be deemed to refer to the Construction and Fire Prevention Board of Appeals.

SECTION 106 - PERMITS

106.1 Permits Required. Except as specified in Section 106.2, no action shall be taken to a building or structure regulated by this code to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, 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 code, or to cause any such work to be done, erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

Blasting or the use of explosives shall be permitted only in special circumstances. Such work will require an additional special blasting permit, issued by the Fire Chief with the approval of the Building Official.

Bars, grilles, grates or similar devices installed on emergency escape or rescue windows, doors or window wells shall require a permit.

106.2 Work Exempt from Permit.

Building: A building permit shall not be required for the following:

1. (deleted)
2. Fences not over 6 feet high and open wire fences without slats up to 8 feet high. In addition, both heights may have barbed wire, when installed in accordance with City Code, added above the 6 and 8 feet dimension.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches high.
5. Retaining walls which are not over 4 feet 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 III-A liquids. (Retaining walls placed in succession shall be considered one wall if, upon drawing a line from the bottom of the footing of the lower wall at a 45 degree angle up and towards the higher wall, the line intersects the higher wall or any material retained by the wall at any point.)
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
7. Platforms, walks and decks not more than 6 inches above grade and not over any basement or story below.
8. Painting, papering, and similar finish work.

9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
12. Roof repairs on Group R, Division 3 and their accessory structures. For the purpose of this section, roof repairs shall include the repair and replacement of the material above, but not including, the decking material, lathing boards or sheathing boards.
13. Demolition of a structure by the State of Texas for highway widening purposes.
14. Flammable liquid tanks when a Fire Department permit has been issued; except that foundations for said tanks shall require a building permit.
15. Freestanding satellite dishes not exceeding one meter in diameter that do not exceed 12 feet in height.

Electrical: The following work shall be exempt from the requirement for a permit:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
2. Reinstallation of attachment plug receptacles, but not the outlets thereof.
3. Repair or replacement of any overcurrent device of the required capacity in the same location.
4. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
5. Taping joints.
6. Removal of electrical wiring.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
9. Low-energy power, control and signal circuits of Classes II and III as defined in this code.
10. Electrical maintenance work that is performed by an individual properly authorized to do such work.

Mechanical: The following work shall be exempt from the requirement for a permit:

1. Any portable heating appliance, portable ventilating equipment, portable cooling unit or portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of this code.
4. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.
6. When an umbrella Building Permit is issued for new construction or additions to one- and two-family dwellings and townhomes, under this code, or as an R-3 under the Building Code, and which contain a fireplace under that Building Permit, separate fireplace permits shall not be required.

Plumbing: The following work shall be exempt from the requirement for a permit:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. Replacement of exposed traps; replacement of valves, nipples to sinks and lavatories; replacement of plumbing fixtures, garbage disposals, dishwashers, clothes washers and similar appliances; provided that in all cases there is no change or replacement of plumbing piping.

Exception: Replacement of water heaters and shower pans shall require a permit.

3. The clearing of stoppages in drains, soil, waste and vent piping.
4. When the interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the 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.

106.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose in accordance with the provisions specified in the Building, Electrical, Mechanical and Plumbing Codes.

An application for a permit shall be considered as permission from an authorized representative to inspect the premises.

106.3.1 Submittal documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

Exception: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

Retaining walls for which a permit is required shall require the submittal of plans that are prepared by an engineer licensed by the state to practice as such.

106.3.2 Residential Master Plans. All Master Plans on file with the Building Inspection Department will be considered obsolete with the adoption of this code. Unless picked up by the owner within 90 days after the effective date of this code, those plans may be disposed of. Home builders may submit new master plans after the effective date of this code.

When Master Plans are registered with the Building Official for use with an expedited permit issuance program, the applicant shall pay a nonrefundable registration fee per plan as specified in Table No. 1-B of the Building Code.

106.4 Permits Issuance.

106.4.1 Issuance. The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for

a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 107 have been paid, the building official shall issue a permit therefor to the applicant.

Exception: When plan review is performed by a Third Party Organization as specified in Section 111, the Building Official, at his discretion, may only review what he deems necessary to insure a quality control of the review already performed.

When the building official issues the permit where plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of a partial permit shall proceed without assurance that the permit for the entire building or structure will be granted.

106.4.1.1 Group R, Division 3 and accessory structures. Building Permits for the remodel or addition to Group R, Division 3 Occupancies or their accessory structures, shall only be issued to individuals or contractors registered in accordance with Section 110 of this code.

Exception: The property owner, where the work that requires a permit is being performed by the owner only, need not be registered.

106.4.2 Retention of plans. One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

106.4.3 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction.

106.4.4 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

106.4.5 Suspension or revocation. The building official may, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 107 - FEES

107.1 General. Fees shall be assessed in accordance with the provisions of the fee schedules adopted by the jurisdiction in the Building, Electrical, Mechanical and Plumbing Codes.

107.2 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

107.3 Investigation Fees: Work without a Permit.

107.3.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

107.3.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Use of the third party plan review or inspection option, will not reduce or lower the investigation fee required by this section.

The applicant may appeal the amount of an investigation fee to the city council by filing a written appeal showing the reasons why the fee should be lowered. The city council may, upon a finding that the investigation fee is unreasonable based upon the facts presented, reduce the investigation fee, but in no case may the fee be reduced to less than the actual investigation costs incurred by the city.

107.4 Fee Refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

Refunds shall be authorized in accordance with the provisions of the Building, Electrical, Mechanical and Plumbing Codes.

107.5 Administrative Hold. Any administrative discrepancy including but not limited to, delinquency in payments, returned checks, failure to pay for reinspection, investigation or registration fees, and failure to keep registration, insurance or bond up-to-date, may result in a hold being placed on issuance of permits and performance of inspections of existing permits until the administrative discrepancy is corrected. For the purpose of this section, the term “up-to-date” shall mean that whenever any of these items are required by this or any other ordinance to obtain a permit covered by this code, it shall be maintained current and in effect until the permit is finalized.

SECTION 108 - INSPECTIONS

108.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official.

Exception: When approved by the Building Official, the inspection process as required by this code may be performed by an approved Third Party Organization as specified in Section 111.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

108.2 Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

108.3 Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

108.4 Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

108.4.1 Covered Work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure and subject to the corrective provisions of Section 102. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with this code. Inspections will not be performed until a valid active permit is obtained in accordance with this code.

108.5 Required Inspections.

108.5.1 General. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official. Protection of joints and penetrations in fire-resistive assemblies shall not be concealed from view until inspected and approved. The building official, upon notification, shall make the inspections set forth in the following sections.

Exception: Ground-source heat pump loop systems tested in accordance with Section M2105.1 shall be permitted to be backfilled prior to inspection. Such test shall be performed by an engineer with a letter submitted to the code official.

108.5.2 Under ground inspection. Under ground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

108.5.3 Foundation inspection. To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.

108.5.4 Concrete slab or under-floor inspection. To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

108.5.5 Rough-in inspection. Rough-in inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing are in place and all sanitary, storm and water distribution piping is rough-in, and prior to the installation of wall or ceiling membranes.

108.5.6 Frame inspection. To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

108.5.7 Final inspection. To be made after finish grading and the building is completed and ready for occupancy.

108.6 Other Inspections. In addition to the called inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws which are enforced by the code enforcement agency.

108.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefor in writing on a form furnished for that purpose and pay the reinspection fee in accordance with Table 1-B or as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

SECTION 109 - CERTIFICATE OF OCCUPANCY

(No Requirements)

SECTION 110 - INDIVIDUAL OR CONTRACTOR REGISTRATION FOR GROUP R, DIVISION 3 OCCUPANCIES OR THEIR ACCESSORY STRUCTURES

110.1 General. Each individual or business shall list its principals and an official, in its employ, who will be designated as controlling officer. The controlling officer shall be responsible for all permits obtained by him or any employee of his business. Each registered business shall notify the City of Fort Worth, in writing, of its permanent business address and the residential address of its designated official.

110.2 Fees. A nonrefundable registration fee as specified in Table No. 1-B shall be paid and it shall be valid for a one year period from the date of payment.

110.3 Individual or Contractor Identification.

1. Each job site in which a permit is issued to a registered individual or contractor shall be identified with a sign located in the front yard or on the structure front so as to be visible to the street. The sign may not be larger than two (2) feet by two (2) feet and no smaller than one and one-half (1-1/2) feet by one and one-half (1-1/2) feet and must display the individual or contractor's business name and the registration number. The registration number shall be no smaller than two and one-half (2-1/2) inches high.

2. Signs must be posted not more than three days before construction begins, must remain posted during construction and must be removed not more than three days after the final inspection is approved by the city.

3. Signs on projects without a permit and signs put up for longer periods than what is justified by item 2 above will be considered advertising and must comply with the appropriate codes and ordinances.

110.4 Work Performed by Employees. All work performed under a permit to a registered individual or contractor must be performed by persons in their direct employ. For the

purpose of this section, the term “direct employ” shall include individuals receiving a regular paycheck as payment for performance of duties, as well as, subcontractors for which, under the provisions of this section, the registered individual or contractor is taking responsibility for their work performance. It shall not allow for homeowners to obtain a permit without registration but hire others to do the work.

Individuals or Contractors using their registration to permit jobs for other non-registered individuals will be considered, as well as those non-registered individuals, to be in violation of this code.

110.5 Revocation of Registration. Registration may be revoked by the Building Official for due cause. The Construction and Fire Prevention Board of Appeals may hear revocation appeals by applicants desiring reinstatement.

SECTION 111 - THIRD PARTY PLAN REVIEW AND INSPECTION

111.1 When approved by the Building Official, Third Party Organizations may be permitted to perform the plan review and/or field inspection provisions of this code. When authorized to perform services, the Third Party Organization shall comply with the provisions of this section.

111.2 Plan Review.

111.2.1 Performance of plan review by a Third Party Organization shall not exempt or otherwise relieve the owner and/or other parties from the submittal for a permit with the appropriate plans as prescribed in this code.

111.2.2 Along with the submittal of plans, documents as required by the Building Official shall also be submitted with the following information:

1. Name of the Third Party Organization and all individuals involved in the plan review.
2. Listing of the plan review results including but not limited to the construction type, occupancy group, occupant load, area calculations, story calculations, height measurements, and exiting calculations.
3. Other information as required by the Building Official.

111.3 Field Inspections.

111.3.1 Whenever the owner/builder wishes to use a Third Party Organization for field inspection, he shall submit the appropriate forms to the Building Official for approval before inspections commence. The Building Official shall review the application to confirm that the chosen Third Party Organization is approved and has all required insurance.

111.3.2 The Building Official shall have a right to make periodic site visits, at his discretion, to review and inspect the work under construction. Whenever possible, the Building Official will attempt to coordinate such visits with the Third Party Organization.

111.3.3 The Building Official shall maintain full interpretation authority of all affected codes as well as the authority to require corrections, including, but not limited to, notices, stop work orders and/or citations.

111.3.4 The project may proceed with construction only upon approval of the Third Party Organization after performing the inspections as required by this code or as otherwise required by the Building Official. If, upon review, the Building Official believes that compliance with all applicable codes has not been achieved, the Building Official shall retain the right to require corrections. If corrections are required, the owner/builder and Third Party Organization may propose methods of correction that do not require uncovering of completed work. However, the Building Official may require uncovering of completed work after consideration of the extent of the work involved versus the level of compliance needed and then only as a last resort when the Building Official determines that the proposed methods of correction will not result in adequate compliance.

111.3.5 The Third Party Organization shall issue to the owner/builder and the Building Official a formal inspection report for each inspection completed, verifying either that the work inspected is in compliance with this code or specifically detailing corrections necessary to bring such work into conformance with said codes and regulations.

111.3.6 The Third Party Organization shall notify the Building Official if, at any time, the owner/builder fails to correct construction deficiencies as noted or if the owner/builder covers work prior to inspection or otherwise hinders the ability of the Third Party Organization to perform required inspections.

111.4 Insurance. The Third Party Organization shall obtain and maintain insurance coverage as prescribed by the Building Official.

111.5 Indemnification. The Third Party Organization, the builder and the owner shall execute an indemnification agreement in a form approved by the City Attorney.

111.6 Conflict of Interest. The licensed architect, registered engineer, or other authorized person, entity or corporation who prepared or supervised preparation of the project plans and/or specifications, along with, the owner, builder, subcontractor, their agents, officers and employees shall not be associated in any way with the Third Party Organization.

111.7 Qualifications. The Third Party Organization shall submit documents, as required by the Building Official, to show adequate training, knowledge and/or certification in the fields upon which service is to be rendered. The Building Official shall review the documents along with proof of required insurance and all required executed agreements. If in compliance, the Building Official shall approve the Third Party Organization.

If not approved, or if approval is revoked for just cause by the Building Official, the Third Party Organization may appeal to the Construction and Fire Prevention Board of Appeals. Just cause may include but not be limited to violation of any provision of this ordinance, loss or expiration of required insurance, violation of the conflict of interest provision or any action that may result in the questioning of qualifications.

111.8 Certificate of Occupancy. A Certification of Occupancy shall be issued, when necessary, by the Building Official upon completion of all requirements specified above and, upon completion of all requirements of any other affected department of the City. Such completion shall be determined upon the submittal of all inspection reports by the Third Party Organization noting that all required construction inspections have been approved and after the Building Official has perform and approve a final inspection when deemed necessary.

111.9 Violations. A Third Party person or individual who violates, or assists in the violation of, this code shall be subject to the penalties as prescribed in Section 103.2.

TABLE NO. 1-B

1. CFPBOA Application Fee					
(1st item per address)	.	.	.	.	\$100.00
(Each additional item per address)	.	.	.	.	20.00
2. Permit Application Fee	.	.	.	.	15.00
3. Demolition and Moving Fees					
Square Footage					
1 through 1,000	.	.	.	.	55.00
1,001 through 2,000	.	.	.	.	111.00
2,001 through 3,000	.	.	.	.	207.00
3,001 through 5,000	.	.	.	.	310.00
5,001 through 10,000	.	.	.	.	415.00
10,001 through 20,000	.	.	.	.	554.00
20,001 and above	.	.	.	.	1108.00
4. Change of Occupancy Permit Fee	.	.	.	.	59.00
5. Ordinance Inspection Fee (per inspector)	.	.	.	.	25.00
6. Encroachment Variance Letters	.	.	.	.	25.00
7. Zoning Verification Letters	.	.	.	.	15.00
8. Record Change Fee (per record or permit)	.	.	.	.	15.00
9. Plan Review Deposit*					
those requiring circulation	.	.	.	(20.00)	200.00
those without circulation	.	.	.	(10.00)	75.00
10. Contractor Registration (valid for one year)	.	.	.	.	100.00
11. Residential Master Plan Registration	.	.	.	.	50.00
12. Vendor Certificate of Occupancy for Temporary Vendors	.	.	.	.	50.00

*Deposit is not required for additions and remodels to existing Group R-3 Occupancies, and for additions, remodels or new construction of their accessory structures. Where the plan review is performed under the third party option, the deposit shall be the amount in ().

Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum of two hours)		\$35.00 per hour
2. Reinspection fee	.	\$25.00
3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	.	\$35.00 per hour
4. Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half hour)	.	\$35.00 per hour
5. Inspections outside of city limits (commercial)	.	\$45.00 ¹ per inspector
(residential)	..	\$60.00 ¹ total

¹ Or \$30.00 per hour, whichever is greater.

(b) The remaining sections of the 2003 International Residential Code are hereby amended as follows:

Building Code

IRC SECTION R202

*IRC Section R202; the definitions of "Attic", "Building Official", "Plumbing", "Plumbing System" and "Townhouse" are changed and new definitions are added to read as follows:

ATTIC. The space between the ceiling beams of the top story and the roof rafters. The installation of decking, other than the minimum decking required for equipment access and maintenance, shall be considered another floor.

BUILDING CODE. Building Code shall mean the *International Building Code* as adopted by this jurisdiction.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code. For the purpose of this code, the regularly authorized deputy shall be as listed in 104.2.2.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code. The definition shall also apply to the usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve the purpose of this code, and to obtain compliance with other codes and ordinances of this jurisdiction.

EGRESS COURT. A court or yard which provides access to a public way for one or more exits.

ELECTRICAL CODE. Electrical Code shall mean the *National Electrical Code* as adopted by this jurisdiction. For the purpose of this code, all references to NFPA 70 and the *ICC Electrical Code* shall be assumed to mean the Electrical Code as defined herein.

ENERGY CODE. Energy Code shall mean the *International Energy Code* as adopted by this jurisdiction.

FIRE PREVENTION CODE (FIRE CODE). Fire Prevention Code, or Fire Code, shall mean the *International Fire Code* as adopted by this jurisdiction.

FUEL GAS CODE. Fuel Gas code shall mean the *International Fuel Gas Code* as adopted by this jurisdiction and shall be considered as part of the Plumbing Code. (See Plumbing Code.)

MECHANICAL CODE. Mechanical Code shall mean the *International Mechanical Code* as adopted by this jurisdiction.

NATURALLY DURABLE WOOD. The heartwood of the following species with the exception that an occasional piece with corner sapwood is permitted if 90 percent or more of the width of each side on which it occurs is heartwood.

Decay resistant. Redwood, cedars, black locust and black walnut.

Termite resistant. Redwood and Eastern red cedar.

OCCUPIED ROOF. Uncovered roof or roof deck, designed to be occupied for uses other than mechanical equipment or building services, including but not limited to swimming pools, dining, amusement, gardens and parking. Such areas shall be considered as another level in which an occupancy exists.

PLUMBING.

For the purpose of ~~using this code, plumbing refers to those installations, repairs, maintenance and alterations regulated by Chapters 25 through 32, as adopted, shall mean:~~

The practice, materials and fixtures utilized in the installation, maintenance, extension and alteration of all piping, fixtures, plumbing appliances and plumbing appurtenances, within or adjacent to any structure, in connection with sanitary drainage or storm drainage facilities; venting systems, and public or private water supply systems.

For the purpose of complying with the Texas State Plumbing License Law, shall mean:

All piping, fixtures, appurtenances, and appliances, including disposal systems, drain or waste pipes, or any combination of these that:

supply, recirculate, drain, or eliminate water, gas, medical gasses and vacuum, liquids, and sewage for all personal or domestic purposes in and about buildings where persons live, work, or assemble; connect the building on its outside with the source of water, gas, or other liquid supply, or combinations of these, on the premises, or the water main on public property; and carry waste water or sewage from or within a building to the sewer service lateral on public property or the disposal or septic terminal that holds private or domestic sewage.

The installation, repair, service, maintenance, alteration, or renovation of all piping, fixtures, appurtenances, and appliances on premises where persons live, work, or assemble that supply gas, medical gasses and vacuum, water, liquids, or any combination of these, or dispose of waste water or sewage.

PLUMBING CODE. Plumbing Code shall mean the *International Plumbing Code* and the *International Fuel Gas Code* as adopted by this jurisdiction. The term "Plumbing Code" applies to both codes as one combined code.

PLUMBING SYSTEM.

For the purpose of using this code, as adopted, shall mean:

Includes the water supply and distribution pipes, plumbing fixtures and traps, supports and appurtenances; water-treating or water-using equipment; soil, waste and vent pipes; sanitary drains, storm sewers and building sewers to an approved point of disposal, in addition to their respective connections, devices and appurtenances within a structure or premise.

RESIDENTIAL CODE. Residential Code shall mean the *International Residential Code* as adopted by this jurisdiction.

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units individually separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

IRC TABLE R301.2(1)

**Table R301.2(1); fill in as follows:*

Ground Snow Load	Wind Speed ^e (mph)	Seismic Design Category ^g
5 lb/ft ²	90 (3-sec-gust)/75 fastest mile	A

Subject to damage from			
Weathering ^a	Frost line depth ^b	Termite ^c	Decay ^d
moderate	6"	very heavy	slight to moderate

Winter Design Temp ^f	Ice Shield Under-layment Required ⁱ	Flood Hazards ^h	Air Freezing Index ^j	Mean Annual Temp ^k
22° F	No	local code	69°F	64.9°F

IRC SECTION R302

*IRC Section R302.1; amend the exception after the second paragraph to read as follows:

Exceptions: 1. One-story detached accessory buildings used as tool ~~Tool~~ and storage sheds, playhouses and similar structures, provided the floor area does not exceed 120 square feet (11.15 m²), ~~exempted from permits by Section R105.2~~ are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

2. Open metal carport structures may be constructed within zero (0) feet of the property line without fire-resistive or opening protection when the location of such is approved as required by other City ordinances.

IRC SECTION R303

*IRC Section R303.3, exception; changed to read as follows:

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system, complying with one of the following, are provided.

1. The minimum ventilation rates shall be 50 cfm (23.6 L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

2. Bathrooms that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

*IRC Section R303.8; change to read as follows:

R303.8 Required heating. ~~When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every~~ Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

IRC SECTION R311

*Section R311.2.2; changed to read as follows:

R311.2.2 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch (15.8 mm) fire-rated 1/2-inch (12.7 mm) gypsum board or one-hour fire-resistive construction.

IRC SECTION R317

**IRC Section R317.1; add a second exception to read as follows:*

Exceptions:

1. A fire resistance rating of ½ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Two-family dwelling units that are also divided by a property line through the structure shall be separated by two separate walls as follows:
 - a. There shall be a 2" air space between the walls along the property line.
 - b. The required fire rating shall be installed on the occupied side of each wall. No material is required to be installed on the framing side that faces the 2" air space.
 - c. Fireblocking shall be installed at the top plate line and at 10' intervals horizontally in accordance with Section R602.8.

IRC SECTION R318

**IRC Section R318.1; changed to read as follows:*

R318.1 Moisture control. In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor retarder, when installed, shall be installed in a manner so as to not trap moisture on the warm in winter side of the insulation.

(delete the exceptions)

IRC SECTION R319

**IRC Section R319.1.5; added to read as follows:*

R319.1.5 Field treatment. Field cut ends, notches and drilled holes of pressure preservatively treated wood shall be retreated in the field in accordance with AWPA M4.

IRC SECTION R320

**IRC Section R320.1; changed to read as follows:*

R320.1 Subterranean termite control. In areas favorable to termite damage as established by Table R301.2(1), methods of protection shall be by chemical soil treatment, pressure preservative treated wood in accordance with the AWPA standards listed in Section R319.1, naturally termite-resistant wood or physical barriers (such as metal or plastic termite shields), ~~or~~ any combination of these methods, or provided with other industry accepted methods of termite protection.

Exception: When chemicals or other methods of protection are undesirable to the home owner/buyer.

IRC SECTION R323

**IRC Section R323.1; changed to read as follows:*

R323.1 General. Buildings and structures, when permitted to be constructed in flood hazard areas (including A or V-Zones) as established in Table R301.2(1) by local ordinance shall be designed and constructed in accordance with the provisions contained in this section or by other local provisions as applicable.

IRC SECTION R324

**IRC Section R324; added to read as follows:*

R324 Wood retaining walls. Wood retaining walls exceeding four (4) feet in height shall be constructed of new wood properly treated for such use. Measurement shall be from the bottom of the footing to the top of the wall. See Section 106.2, item #5 under Building for retaining walls in succession.

IRC SECTION R401

**IRC Section 401.3; add a second and third paragraph and an exception to read as follows:*

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall or an approved alternate method of diverting water away from the foundation shall be used.

Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation is permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope).

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

*IRC Section R401.6; added to read as follows:

R401.6 Minimum distance of swimming pools from foundations. Swimming pools may not be closer to a building foundation than one horizontal foot at finish grade for every vertical foot of swimming pool depth.

Exception: Systems designed by an engineer registered in the State of Texas.

For glazing within 60” horizontal distance of the water’s edge, see Section R308.4, item 9.

IRC SECTION R403

*IRC Section R403.1.1; add a sentence and a second paragraph to read as follows:

Before using Table R403.1 for any value above 1,500 psf, a report establishing the load-bearing value of the soil shall be submitted.

Unless in soils considered inadequate, as determined by the Building Official, for structures of standard construction in which engineering design is not used, Figure No. R403.1.1 may be accepted as an alternate foundation design for the occupancies and conditions specified.

IRC FIGURE R403.1.1

*IRC Figure No. 403.1.1; added as follows:

IRC SECTION R602

*IRC Section R602.6.1; change to read as follows:

602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior or load-bearing wall . . . *{bulk of section unchanged}* . . . and 1 ½ inches (38 mm) wide shall be fastened to each plate across and to each side of the opening with not less than ~~six~~ eight 16d nails at each side or equivalent. See Figure R602.6.1.

Exceptions: 1. When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing. However, piping and duct protection as required in other provisions will still be required.

2. When using a double top plate, a 3 inch wide metal tie with three nails on each side for each plate, a total of six nails per side, may be used.

IRC SECTION R703

*IRC Section R703.7.4.1; add a second paragraph to read as follows:

For 2.67 square feet (0.248 m²) of wall area, the following dimensions shall be adhered to:

1. When ties are placed on studs 16" o.c., they shall be spaced no further apart than approximately 24" vertically starting approximately 12" from the foundation.
2. When ties are placed on studs 24" o.c., they shall be spaced no further apart than approximately 16" vertically starting approximately 8" from the foundation.

*IRC Section R703.7.4.2; add a second paragraph to read as follows:

When using ties that will flex when pushed, spot bedding of cement mortar shall be installed on all such ties.

IRC SECTION R902

*IRC Section 902.3; added to read as follows:

R902.3 Minimum Roof Class. All roof coverings shall be a minimum Class C. All individual replacement shingles or shakes shall be a minimum Class C.

Exception: Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq.ft. of projected roof area. When exceeding 120 sq.ft. of projected roof area, buildings of U occupancies may use non-rated non-combustible coverings.

IRC SECTION R907

**IRC Section 907.1; add a sentence to read as follows:*

All individual replacement shingles or shakes shall comply with Section R902.3.

**IRC Sections R907.7, R907.8 and R907.9; added to read as follows:*

R907.7 Maintain existing provisions. When reroofing, or repairing existing roofing, the installer is required to insure the following items are maintained:

1. Existing roof drains and drainage systems are maintained clear and unobstructed. When in the opinion of the Building Official the existing drainage system appears inadequate, the system shall be re-evaluated and when necessary required to comply with the provisions for new construction.
2. Fire-retardant requirements are maintained.

R907.8 Attic space. Construction of a sloped or flat roof over an existing roof in a manner that creates an attic or a concealed space shall require the removal of any existing roofing material, composed of tar, asphalt or roof insulation, from the newly created attic space.

R907.9 Inspections. When a permit is required, a final inspection and approval shall be obtained from the Building Official when the re-roofing or installation of new roof is complete.

Energy

IRC SECTION N1101

**IRC Section N1101.1; add a second exception to read as follows:*

- Exceptions:**
1. Provided that they are . . . {existing exception unchanged} . . .
 2. Residences designated as historical, that are not undergoing a Change of Occupancy, need not comply with the Envelope provisions of this chapter.

**IRC Section N1101.2; changed to read as follows:*

N1101.2 Compliance. Compliance with this chapter shall be demonstrated by meeting the requirements of the applicable sections and tables of this chapter. Where applicable, provisions are based on the climate zone where the building is located. The climate zone for all structures in this jurisdiction where the building is located shall be based on zone assignments in Table N1101.2 for Tarrant County, Texas (Tarrant^a - Zone 5) ~~the county and state in which the building is being constructed~~. Alternatively, the climate zone shall be permitted to be determined by the heating degree days assigned by the building official.

**IRC Section N1101.2.1; change to read as follows:*

N1101.2.1 Detached one- and two-family dwellings. Compliance shall be demonstrated by ~~either~~ one of the following:

1. Meeting the requirements of this chapter for buildings with a glazing area that does not exceed 15 percent of the gross area of exterior walls; or
2. Meeting the requirements of the *International Energy Conservation Code* for detached one- and two-family dwellings.
3. Meeting the requirements for detached one- and two-family dwellings with a glazing area that is greater than 15 percent but not to exceed 25 percent of the gross area of exterior walls, as described in Section N1102.1.

**IRC Section N1101.3.4; added to read as follows:*

1101.3.4 Exterior basement or slab insulation. When susceptibility to termite damage is classified as "very heavy" according to Table R301.2(1), designs employing exterior insulation of basements or slabs shall not be utilized.

**IRC Section N1102.1; change to read as follows:*

N1102.1 Thermal performance criteria. The minimum required insulation R-value or the area-weighted average maximum required fenestration U-factor (other than opaque doors which are governed by Section N1102.1.3) for each element in the building thermal envelope (fenestration, roof/ceiling, opaque wall, floor, slab edge, crawl space wall and basement wall) shall be in accordance with the criteria in Table N1102.1 or N1102.1(a).

Detached one- and two-family dwellings with greater than 15-percent glazing area; townhouses with greater than 25-percent glazing area; and any residential building in climates with heating degree days equal to or greater than 13,000; shall determine compliance using the building envelope requirements of the *International Energy Conservation Code*.

Exception: Detached one- and two-family dwellings may exceed 15-percent glazing, when using Table N1102.1(a), as follows:

1. When using the prescriptive method of this chapter, the glazing area may be increased to more than 15 percent but not exceeding 20 percent of the gross area of

exterior walls when the air conditioning equipment of Table N1103.1 is upgraded from 10 SEER to 12 SEER or higher;

2. When using the prescriptive method of this chapter, the glazing area may be increased to more than 20 percent but not exceeding 25 percent of the gross area of exterior walls when the air conditioning equipment of Table N1103.1 is upgraded from 10 SEER to 14 SEER or higher.

*IRC Table N1102.1(a); added to read as follows:

**TABLE N1102.1(a)
SIMPLIFIED PRESCRIPTIVE BUILDING
ENVELOPE THERMAL COMPONENT CRITERIA
MINIMUM REQUIRED THERMAL PERFORMANCE
(U-FACTOR AND R-VALUE)**

MAXIMUM GLAZING U-FACTOR [Btu/(hr* ft^2 *°F)]	MINIMUM INSULATION R-VALUE [(hr* ft^2 *°F)/Btu]						
	Ceilings open to Attic Space	Ceiling Joist/Roof Rafter Assembly ^b	Walls	Floors	Basement Walls	Slab perimeter	Crawl space walls
0.65	R-38	R-22 ^b	R-13	R-19	R-0	R-0	R-7 ^a

- a. Crawl space insulation is only required for structures with uninsulated floors.
- b. In order to install the required 1" ventilation clearance of R806.3 and the R-22 without compressing the insulation, which would lower the R- value, it may be necessary to use a specialized compressed R-22 insulation or enlarge the joist/rafter member one size. Use of the ceiling joist/roof rafter assembly (cathedral ceiling) is limited to no more than one third of the total ceiling area.

*IRC Section N1102.1.6; change the exception to read as follows:

Exception: Slab perimeter insulation is not required for unheated slabs in areas of very heavy termite infestation probability as shown in Figure R301.2(6). ~~Where this exception is used, building envelope compliance shall be demonstrated by (a) using *International Energy Conservation Code* Section 502.2.2 or *International Energy Conservation Code* Chapter 4 with the actual slab insulation R-value in Table N1102.1, or (b) using *International Energy Conservation Code* Section 502.2.4.~~

*IRC Section N1102.2; add an exceptions to read as follows:

Exceptions:

- 1. Any glazing facing within 45 degrees of true north:

2. Any glazing facing within 45 degrees of true south which is shaded along its full width by a permanent overhang with a projection factor of 0.3 or greater.
3. Any fenestration with permanently attached screens where the screens have a rated shading coefficient of 0.6 or less.

IRC SECTION N1103

**IRC Section 1103.3; add a second paragraph after the exception to read as follows:*

A vapor retarder having a maximum permeance of 0.05 perm [2.87 ng/(s · m² · Pa)] in accordance with ASTM E 96, or aluminum foil having a minimum thickness of 2 mils (0.051 mm), shall be installed on the exterior of insulation on cooling supply ducts that pass through nonconditioned spaces conducive to condensation.

IRC TABLE N1103.5

**IRC Table N1103.5; amend the table and footnote “b” to read as follows:*

Cooling systems	Fluid Temp Range (°F)	Insulation Thickness Inches ^b
Chilled water, refrigerant or brine	40-55	.75 .5
	Below 40	1.25

- a. *{unchanged}*
- b. For piping lengths in excess of five (5) feet (1524 mm) exposed to outdoor air, increase thickness by 0.5 inch (13 mm).

Mechanical

IRC SECTION M1304

**IRC Section M1304.2; added to read as follows:*

M1304.2 Minimum burial depth. Underground fuel piping systems shall be installed a minimum depth of 18 inches (458 mm) below grade.

IRC SECTION M1305

*IRC Section 1305.1.3; changed to read as follows:

M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided . . . *{bulk of paragraph unchanged}* . . . 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), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull down stair.
3. An access door from an upper floor level.

Exceptions: 1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening.

2. Where the passageway is not less than 6 feet (1829 mm) high for its entire length, with a continuous unobstructed solid flooring not less than 30 inches (762 mm) in width, shall be not greater than 50 feet (15 250 mm) in length.

Water heaters shall not be installed in attics.

Exception: Tankless water heaters.

*IRC Section M1305.1.3.1; add a sentence to read as follows:

Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

*IRC Section M1305.1.4; add a second exception to read as follows:

Exceptions: 1. The passageway is not required where the level service space is present when the access is open, and the appliance is capable of being serviced and removed through the required opening.

2. Where the passageway is not less than 6 feet high (1829 mm) for its entire length, the passageway shall not be limited in length.

*IRC Section M1305.1.4.1; changed to read as follows:

M1305.1.4.1 Ground clearance. Appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending above the adjoining grade a minimum of 3 inches (76 mm). Appliances suspended from the floor shall have a clearance of not less than 6 inches (152 mm) above the ground.

*IRC Section M1305.1.4.3; add a sentence to read as follows:

Low voltage wiring of 50 Volts or less shall be installed in a manner to prevent physical damage.

*IRC Section M1305.1.5; added to read as follows:

M1305.1.5 Water heaters above ground or floor. When the mezzanine or platform in which a water heater exceeding a capacity of 10 gallons 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.

M1305.1.5.1 Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section M1305.1.3.1.

IRC SECTION M1307

*IRC Section M1307.3.1; delete.

IRC SECTION M1411

*IRC Section M1411.3.2; changed to read as follows:

M1411.3.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, polybutylene, polyethylene, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure, ~~and~~ temperature and exposure rating of the installation. Condensate waste shall be *{remainder of paragraph unchanged}* . . . at a uniform slope.

IRC SECTION M1501

*IRC Section M1501.2; changed to read as follows:

M1501.2 Exhaust duct size. The diameter of the exhaust duct shall be as required by the clothes dryer's listing and the manufacturer's installation instructions. The duct shall be at least the diameter of the appliance outlet and shall be a minimum nominal size of 4 inches (102 mm) in diameter. The size of duct shall not be reduced along its developed length nor at the point of termination.

*IRC Section M1501.3; changed to read as follows:

M1501.3 Length limitation. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the wall or roof termination with not more than two bends. When extra bends are installed, the maximum length of the duct shall be reduced 2.5 feet (762 mm) for each 45-degree (0.79 rad) bend and 5 feet (1524 mm) for each 90-degree (1.6 rad) bend that occur after the first two bends, measuring in the direction of airflow. The maximum length of the exhaust duct does not include the transition duct.

{Exceptions are unchanged}

IRC SECTION M1506

*IRC Section M1506.2; add an exception to read as follows:

Exception: Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

IRC SECTION M2005

*IRC Section 2005.1; changed to read as follows:

M2005.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions and the requirements of this code. Water heaters, other than tankless water heaters, shall not be installed in an attic. Access to water heaters shall conform to the requirements of Section M1305.1-3. Gas-fired water heaters shall . . . *{remainder of paragraph unchanged}*.

*IRC Section 2005.2; changed to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an approved self-closing device. Direct-vent water heaters are not required to be installed within an enclosure.

*IRC Section 2005.2.1; changed to read as follows:

M2005.2.1 Water heater access. Access to tankless water heaters that are located in an attic or any water heater located in an underfloor crawl space is permitted to be through a closet located in a sleeping room or bathroom where ventilation of those spaces is in accordance with this code.

Fuel Gas

IRC SECTION G2401

*IRC Section G2401; delete the exception.

*IRC Section G2401.1; change the second paragraph to read as follows:

Coverage of piping systems shall extend from the point of delivery to the connections with the equipment ~~outlet of the equipment shutoff valves~~ (see "Point of delivery"). Piping systems requirements shall include . . . [*remainder of section unchanged*].

IRC SECTION G2403

*IRC Section G2403; amend definition of "Piping System" and "Unvented Room Heater" to read as follows:

PIPING SYSTEM. All fuel piping, valves, and fittings from the outlet of the point of delivery to the connections with the equipment ~~outlets of the equipment shutoff valves~~.

UNVENTED ROOM HEATER. An unvented heating appliance designed for stationary installation and utilized to provide comfort heating. Such appliances provide radiant heat or convection heat by gravity or fan circulation directly from the heater and do not utilize ducts. For the purpose of installation, this definition shall also include "Unvented Decorative Appliances."

IRC SECTION G2404

*IRC Section G2404.10; added to read as follows:

G2404.10 Location. Except as otherwise provided in this Code or other applicable ordinances, no fuel gas system or parts thereof shall be located in any lot other than the lot which is the site of the building, structure, or premises served by such facilities.

No subdivision, sale, or transfer of ownership of existing property shall be made in such manner that the area, clearance, and access requirements of this Code are decreased.

IRC SECTION G2408

*IRC Section G2408.3; delete.

IRC SECTION G2412

*IRC Section 2412.5; add a second paragraph to read as follows:

Both ends of each section of medium pressure corrugated stainless steel tubing (CSST) shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING
1/2 to 5 psi gas pressure
Do Not Remove"

IRC SECTION G2413

*IRC Section G2413.3; add an exception to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2".

IRC SECTION G2415

*IRC Section G2415.6; changed to read as follows:

G2415.6 (404.6) Piping in solid floors. Piping in solid floors shall be laid in channels in the floor and covered in a manner that will allow access to the piping with a minimum amount of damage to the building. Where such piping is subject to exposure to excessive moisture or corrosive substances, the piping shall be protected in an approved manner. As an alternative to installation in channels, the piping shall be installed in accordance with Section G2415.11 (404.11) a casing of schedule 40 steel, wrought iron, PVC or ABS pipe with tightly sealed ends and joints. Both ends of such casing shall extend not less than 2 inches (51 mm) beyond the point where the pipe emerges from the floor.

*IRC Section G2415.7; changed to read as follows:

G2415.7 (404.7) Above-ground piping outdoors. All aboveground piping installed outdoors shall be elevated not less . . . *{remainder of section unchanged}* . . . shall be sealed.

*IRC Section G2415.9; changed to read as follows:

2415.9 Minimum burial depth. Underground piping systems shall be installed a minimum depth of ~~12~~ 18 inches (~~305~~ 458 mm) below grade, ~~except as provided for in Section G2415.9.1.~~

*IRC Section G2415.9.1; delete.

IRC SECTION G2417

*IRC Section G2417.1.3; delete.

*IRC Section G2417.4; add a sentence to read as follows:

The equipment used shall be of an appropriate scale such that pressure loss can be easily determined.

*IRC Section 2417.4.3; added to read as follows:

G2417.4.3 (406.4.3) Alternate testing procedures. As an alternate to the provisions of Sections G2417.4.1 and G2417.4.2, testing may be done as follows:

- a. Unless the working pressure exceeds 5 psig, the test pressure shall be 10 psig, for a test duration of 15 minutes, using a 30 lb. gauge.
- b. For welded pipe, unless the working pressure exceeds 10 psig, the test pressure shall be 15 psig, for a test duration of 30 minutes, using a 60 lb. gauge.

*IRC Section 2417.4.4; added to read as follows:

2417.4.4 (406.4.4) Mixed gas piping systems. Welded and non-welded gas piping systems shall not be mixed without the installation of cut-off devices so that each system can be isolated and tested separately as required in this section.

Existing mixed piping systems lawfully in existence at the time of the adoption of this code may remain. Any retesting of such a mixed system shall be at the lower testing pressure required for the piping involved. Such a system shall be so labeled with the operating pressure in a manner as required by the Code Official.

IRC SECTION G2420

*IRC Section G2420.1.4; added to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

IRC SECTION G2421

*IRC Section G2421.1; add a second paragraph and exception to read as follows:

Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

IRC SECTION G2439

*IRC Section G2439.5; add a sentence to read as follows:

The size of duct shall not be reduced along its developed length nor at the point of termination.

*IRC Section G2439.5.1; changed to read as follows:

G2439.5.1 Maximum length. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the outlet terminal with not more than two bends. When extra bends are installed, the maximum length of the duct shall be reduced 2 1/2 feet (762 mm) for each 45-degree (0.79 rad) bend and 5 feet (1524 mm) for each 90-degree (1.6 rad) bend that occur after the first two bends, measuring in the direction of airflow.

{Exception is unchanged}

IRC SECTION G2445

*IRC Section G2445.2; changed to read as follows:

G2445.2 (621.2) Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 102.

IRC SECTION G2448

*IRC Section G2448.1.1; changed to read as follows:

G2448.1.1 (624.1.1) Installation requirements. The requirements for water heaters relative to access, sizing, relief valves, drain pans and scald protection shall be in accordance with the this code. Water heaters, other than tankless water heaters, shall not be installed in attics.

Plumbing Code

IRC SECTION P2503

*IRC Section P2503.5.1, item 1; add a second paragraph to read as follows:

Shower receptors shall be tested for water tightness by filling with water to the level of the rough threshold. The drain shall be plugged in a manner so that both sides of pans shall be subjected to the test at the point where it is clamped to the drain.

*IRC Section P2503.6; changed to read as follows:

P2503.6 Water-supply system test. Upon completion of a the water-supply system or a section thereof, the system, or portion completed, shall be tested and proved tight under a water pressure not less than the working pressure of the system; or, ~~for piping systems other than plastic,~~ by an air test of not less than 50 psi (344 kPa). The water utilized for tests shall be obtained from a potable source of supply.

When using an air test, the installer shall take appropriate measures to insure that all air is removed from the system when the system becomes connected to the water supply.

*IRC Section P2503.7.2; changed to read as follows:

P2503.7.2 Testing. Reduced pressure principle . . . *{bulk of section unchanged}* . . . at the time of installation, immediately after repairs or relocation and at regular intervals as required by applicable local provisions ~~least annually.~~

IRC SECTION P2602

*IRC Section P2602.3 and P2602.4; added to read as follows:

P2602.3 (308.1) Location. Except as otherwise provided in this Code or other applicable ordinances, no plumbing system, drainage system, building sewer, private sewage disposal system or parts thereof, shall be located in any lot other than the lot which is the site of the building, structure, or premises served by such facilities.

No subdivision, sale, or transfer of ownership of existing property shall be made in such manner that the area, clearance, and access requirements of this Code are decreased.

P2602.4 (701.2.1) Abandoned building sewers and private disposal systems. All abandoned building sewers and private sewer disposal systems shall be plugged or capped in an approved manner. All abandoned building sewers shall be capped or plugged within 5 feet (1524 mm) of the property line. All abandoned treatment tanks and seepage pits shall have the contents pumped and discarded in an approved manner. The top or entire tank shall be removed and the remaining portion of the tank or excavation shall be filled immediately after connection to a public sewer system or after abandonment of a private sewage disposal system. The permittee shall be responsible for the filling of the tank.

IRC SECTION P2603

*IRC Section P2603.2.1; change to read as follows:

2603.2.1 Protection against physical damage. In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes . . . *{bulk of section unchanged}* . . . Protective shield plates shall be a minimum of .062-inch-thick (1.6 mm) steel, and shall cover the area of the pipe where the member is notched or bored ~~and shall extend a minimum of 2 inches (51 mm) above sole plates and below top plates.~~

*IRC Section P2603.2.2; added to read as follows:

P2603.2.2 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 would be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

**IRC Section P2603.6.1; added to read as follows:*

P2603.6.1 (305.6.1) 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.

IRC SECTION P2706

**IRC Section P2706.1.1; add to read as follows:*

P2706.1.1 (805.1) Condensate waste. When the condensate waste from air conditioning coils discharges by direct connection to a lavatory tailpiece or to an approved accessible inlet on a bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air-conditioned space.

**IRC Section P2706.2; changed to read as follows:*

P2706.2 (802.4) Standpipes. Standpipes shall be individually trapped. Standpipes shall extend a minimum of 18 inches (457 mm) and a maximum of 42 inches (1066 mm) above the trap weir. Access shall be provided to all standpipe traps and drains for rodding. Standpipes serving automatic clothes washers shall have their traps above the floor level.

IRC SECTION P2709

**IRC Section P2709.1; add a sentence and an exception to read as follows:*

Thresholds shall be of sufficient width to accommodate a minimum twenty-two (22) inch (559 mm) door.

Exception: Showers designed to comply with ICC/ANSI A117.1.

**IRC Section P2709.2; changed to read as follows:*

P2709.2 (417.5.2) Lining required. The adjoining walls and floor framing, enclosing on-site built-up shower receptors shall . . . *{bulk of section unchanged}* . . . beyond or around the rough

jamb and not less than 3 inches (76 mm) above finish thresholds and shall extend outward over the threshold and fastened to the outside of the threshold jamb. Hot mopping shall be permitted in accordance with Section P2709.2.1.

*IRC P2724.1; add a sentence to read as follows:

Temperature controls of a water heater shall not be used as the temperature control for tempered water.

IRC SECTION P2801

*IRC Section P2801.6; add an exception to read as follows:

Exception: Elevation of the ignition source is not required for water heaters that are listed as flammable vapor resistant and for installation without elevation.

*IRC Section P2801.7; add to read as follows:

P2801.7 Cold water line valve. The cold water branch line from the main water supply line to each water storage tank or water heater shall be provided with a valve as specified in Section P2903.9.

IRC SECTION P2803

*IRC Section P2803.6.1; changed to read as follows:

P2803.6.1 (504.6.1) Requirements for discharge. The outlet of a pressure relief valve, temperature relief valve or combination thereof, shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to ~~the~~ a floor drain, to the outside of the building or to an indirect waste receptor located inside the building.

In areas subject to freezing, the relief valve shall discharge through an air gap into an indirect waste receptor located within a heated space, or by other approved means. The discharge pipe shall not discharge into the pan required in Section P2801.5.

The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The discharge from a relief valve shall not be trapped. The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet.

The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically ~~not more than 6 inches (152 mm) above the floor.~~ When discharging outside the building, the point of discharge shall be with the end of the pipe not more than two (2) feet (610 mm) nor less than six (6) inches (152 mm) above the ground or the floor level of the area receiving the discharge and pointing downward.

The outlet end of the discharge pipe shall not have a valve installed or be threaded.

IRC SECTION P2903

*IRC Section P2902.4.3; changed to read as follows:

P2902.4.3 (608.16.5) 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 . . . *{remainder of section unchanged}* . . . backflow preventer.

*IRC Section P2903.2.1; add to read as follows:

P2903.2.1 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.

*IRC Section P2903.9.2; change to read as follows:

P2903.9.2 (606.1) Water heater or hot water storage tank valve. A readily accessible full-open valve shall be installed in the cold-water supply pipe to each water heater or hot water storage tank at or near the water heater or hot water storage tank. The valve shall be accessible on the same floor, located near the equipment and only serving the hot water storage tank or water heater. The valving shall not interfere or cause a disruption of the cold water supply to the remainder of the cold water system.

*IRC Section P2903.10; change to read as follows:

P2903.10 Hose bibb. The water supply to hose ~~H~~ose bibbs and sillcocks when subject to freezing, including the "frost-proof" type, shall be equipped with an accessible ~~stop and waste-type~~ shut off valve ~~inside the building so that they may be controlled and/or drained during cold periods.~~

(exception unchanged)

IRC TABLE P2904.4.1

*IRC Table P2904.4.1; delete "Polybutylene (PB) plastic pipe and tubing".

IRC SECTION P2904

*IRC Section P2904.4; add a sentence to read as follows:

Water service piping shall terminate outside the building unless of material conforming to Section P2904.5.

*IRC Table 2904.5, and Sections 2904.5.1 and 2904.14; delete reference to "PB" plastic pipe.

IRC SECTION P3005

*IRC Section P3005.2.6; changed to read as follows:

P3005.2.6 (708.3.4) Upper terminal ~~Base of stack.~~ Each horizontal drain shall be provided with a cleanout at its upper terminal. Accessible cleanouts shall be provided near the base of each vertical waste or soil stack. Alternatively, such cleanouts may be installed outside the building within 3 feet (914 mm) of the building wall.

Exception: Cleanouts may be omitted on a horizontal drain less than five (5) feet (1524 mm) in length unless such line is serving sinks or urinals.

*IRC Section P3005.2.7.1; add to read as follows:

P3005.2.7.1 Building sewer cleanouts. Building sewers shall be provided with cleanouts located not more than 100 feet (30 480 mm) apart measured from the upstream entrance of the cleanout.

IRC TABLE P3005.4.1

*IRC Table P3005.4.1; add three sentences to footnote "b" to read as follows:

^bNo water closets. Does not include branches of the building drain. Refer to Table P3005.4.2. Note more than three (3) water closets shall be permitted on any 3 inch diameter horizontal branch or drain.

IRC TABLE P3005.4.2

*IRC Table P3005.4.2; add a sentence to footnote "b" to read as follows:

^bNo water closets. Note more than three (3) water closets shall be permitted on any 3 inch diameter horizontal branch or drain.

IRC SECTION P3103

*IRC Section P3103.1; changed to read as follows:

P3103.1 (904.1) Roof extension. All open vent pipes which extend through a roof shall be terminated at least six (6) inches (152 mm) above the roof ~~or [number] inches above the anticipated snow accumulation,~~ except that . . . {remainder of section unchanged}.

IRC SECTION P3105

*IRC Section P3105.2; changed to read as follows:

P3105.2 Fixture drains. The total fall in a fixture drain due to pipe slope shall not exceed one pipe diameter, nor shall the vent pipe connection to a fixture drain, except for water closets, be below the weir of the trap, ~~except as provided in Section P3105.3.~~

*IRC Section, P3105.3 and Figure P3105.3; delete.

IRC SECTION P3111

*IRC Section P3111.1; changed to read as follows:

P3111.1 (912.1) Type of fixture. A combination waste and vent system shall not serve fixtures other than floor drains, standpipes, ~~sinks, lavatories and drinking fountains~~ indirect waste receptors. Combination drain and vent systems shall not receive the discharge of a food waste grinder.

*IRC Section P3111.2; changed to read as follows:

P3111.2 (912.2) Installation. The ~~installation only vertical pipe~~ of a combination drain and vent system shall be in accordance with Sections P3111.2.1 through P3111.2.4 ~~the connection~~

~~between the fixture drain of a sink, lavatory, standpipe or drinking fountain, and the horizontal combination waste and vent pipe. The maximum vertical distance shall be 8 feet (2438 mm).~~

**IRC Section P3113.1; changed to read as follows:*

P3113.1 (916.1) Size of vents. The minimum required diameter of individual vents, branch vents, circuit vents, vent stacks and stack vents shall be at least one-half the required diameter of the drain served. The required size of the drain shall be determined in accordance with Chapter 30. Vent pipes shall be not less than 1 1/4 inches (32 mm) in diameter. In addition, the drainage piping of each building shall be vented by means of one or more vent pipes, the aggregate cross-sectional area shall not be less than that of the largest required building sewer in accordance with Table 3005.4.2. Vents exceeding 40 feet (12 192 mm) in developed length shall be increased by one nominal pipe size for the entire developed length of the vent pipe.

Electrical Code

IRC CHAPTER 33 THROUGH 42

**IRC Chapters 33 through 42; delete and replace with the following:*

The Electrical Code, as adopted elsewhere, shall serve as the Electrical provisions of this code. All references to NFPA 70 shall mean the Electrical Code as adopted.

IRC APPENDIX SECTION AG101

**IRC Appendix Section AG101.1; add a second, third and fourth paragraph to read as follows:*

The purpose of this section is to provide a higher degree of protection against potential drowning, especially among children, through the use of safety barriers. It is not intended as a substitute for adult supervision of children in pool areas or adult responsibility for supervision of access to such areas.

The city recommends that all persons be taught how to swim.

The provisions of this section may be enforced by other code enforcement divisions of this city but interpretation authority shall be retained by the Building Official.

IRC APPENDIX SECTION AG105

*IRC Appendix Section AG105.2, item #4; add an exception to read as follows:

Exception: When horizontal members are part of a fence that is at least 6 feet (1830 mm) in height, the horizontal members need not be on the pool side of the barrier.

*IRC Appendix Section 105.2, item #9; delete.

*IRC Appendix Section 105.2.1; added to read as follows:

105.2.1 Exceptions.

1. The side of an outdoor swimming pool facing a private golf course or other restricted access area where the erection of barriers is prohibited by deed restrictions need not have the required barrier on that side.
2. Natural topographical barriers such as lakes, rivers, retaining walls, impenetrable hedges, and inaccessible inclines may be substituted as part of the barrier.

*IRC Appendix Section 105.3; delete.

IRC APPENDIX J

*IRC Appendix J; delete and replace to read as follows:

APPENDIX J

Existing Buildings and Structures

SECTION J3401 - GENERAL

J3401.1 Scope. The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures as well as prescribe retroactive provisions. Regardless of the date of construction, buildings and structures shall be maintained in accordance with the provisions required at the date of construction, except that buildings shall, as a minimum, comply with the provisions expressed in this appendix.

Exception: When permitted by the code official, buildings and structures may be allowed to use provisions of more modern codes in lieu of maintaining the provisions required at the date of construction.

J3401.2 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the

owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

J3401.3 Compliance with other codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in this and any other code adopted by this jurisdiction.

SECTION J3402 - ADDITIONS, ALTERATIONS OR REPAIRS

J3402.1 Existing buildings or structures. Additions, alterations or repairs to any building or structure shall conform with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this code. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

Exception: For buildings and structures in flood hazard areas established by other city ordinances, any additions, alterations or repairs that constitute substantial improvement of the existing structure, shall comply with the flood design requirements for new construction and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design as determined by the Director of Engineering.

J3402.2 Structural. Additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent, unless the increased forces on the element are still in compliance with the code for new structures, nor shall the strength of any structural element be decreased to less than that required by this code for new structures. Where repairs are made to structural elements of an existing building, and uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements for new structures.

J3402.2.1 Existing live load. Where an existing structure heretofore is altered or repaired, the minimum design loads for the structure shall be the loads applicable at the time of erection, provided that the public safety is not endangered thereby.

J3402.2.2 Live load reduction. If the approved live load is less than required by this code, the areas designed for the reduced live load shall be posted in with the approved load. Placards shall be of an approved design.

J3402.3 Nonstructural. Alterations or repairs to an existing building or structure that are non-structural and do not adversely affect any structural member or any part of the building or

structure having required fire resistance are permitted to be made with the same materials of which the building or structure is constructed.

J3402.4 Stairways. An alteration or the replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in Section R314 in the following conditions:

1. where, in the opinion of the Building Official, the existing space and construction will not allow a reduction in pitch or slope nor will it create a hazardous situation; or,
2. there is not a change of occupancy.

SECTION J3404 - GLASS REPLACEMENT

J3404.1 Conformance. The installation or replacement of glass shall be as required for new installations.

J3404.2 Replacement windows. Regardless of the category of work, when an entire existing window, including frame, sash and glazed portion is replaced, the replacement window shall comply with the requirements of Section N1102.4.

SECTION J3406 - HISTORIC BUILDINGS

J3406.1 Historic Buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Exception: For Energy provisions, see Section N1101.1.

SECTION J3407 - MOVED STRUCTURES

J3407.1 Conformance. Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

SECTION J3410 - ALL STRUCTURES

J3410 Scope. The provisions of this section shall apply to all existing buildings. These provisions may be enforced by other code enforcement divisions of this city but interpretation authority shall be retained by the building official.

J3410.1 Certificate of Occupancy. (No requirements.)

J3410.2 Fire Alarms/Smoke Detectors. Regardless of the date of occupancy, approved fire alarms/smoke detectors shall be provided in accordance with the following sections:

1. As required by Sections 907.3, 907.23 and 907.24 of the Fire Code.
2. Smoke detectors in dwelling units, congregate residences, hotel or lodging house guest rooms, or similar residential uses of R-1, R-2, R-3 or R-4 occupancies, shall be provided in accordance with the ordinance under which they were constructed, or in accordance with Section J3425, whichever is more restrictive.

J3410.3 Fire-suppression systems. Fire suppressions systems shall be installed as required by Section 903.6, 3425.3 and 3430.

J3410.4 Swimming Pool Barriers. Compliance shall be as listed below:

1. For pools constructed on or after October 1, 1993 for use with Group R, Division 3 Occupancies, see the appropriate provisions in the code in effect when the pool was constructed as follows:
 - a. 12-4-98 to 7-1-01, see 1997 UBC, Appendix Chapter 4 with amendments - Ord 13625.
 - b. 7-1-01 to present, see IBC Chapter 31 and IRC Appendix Chapter G with amendments, as adopted at the time of construction.
2. For pools owned, controlled, or maintained by the owner of a multiunit rental complex or by a property owners association, see the appropriate state law, Chapter 214, Local Government Code, Subchapter C, "Swimming Pool Enclosures", and Subtitle A, Title 9, Health and Safety Code, Chapter 757, "Pool Yard Enclosures", which are both adopted herein by reference.
3. For public pools, see the appropriate state law, Texas Department of Health Standards for Public Swimming Pool/Spa, Sections 265.181 through 265.207, which is adopted herein by reference. (Note: Only the applicable sections relating to pool enclosures, Building Code, Electrical Code, Mechanical Code or Plumbing Code items are adopted herein. Other sections, if adopted, are enforced by other city departments.)
4. For all other pools not covered by items 1, 2 or 3 above, regardless of date of installation, see Chapter 31 of the Building Code.

J3411 Minimum Building Standards Code. As provided for in Section 7-67, and as further detailed in Sections 7-87, 7-88, 7-89, 7-90 and 7-91 of the City Code, which is more specifically known as the Minimum Building Standards Code, those provisions setting minimum standards that relate to Building Code items for buildings and structures shall be considered as part of this code.

Enforcement of these sections may be performed by other departments or divisions of the City of Fort Worth. However, as provisions of this code, final interpretation, appeals of interpretation, requests for variances, etc. shall be handled as described in this code.

J3412-J3424 (No requirements.)

SECTION J3425 - SMOKE DETECTORS

J3425.1 General. Dwelling units, congregate residences, hotel or lodging house guest rooms, or similar residential uses of R-1, R-2, R-3 or R-4 occupancies, that are used for sleeping purposes shall be provided with smoke detectors maintained in operable condition.. Detectors shall be installed in accordance with the approved manufacturer's instructions and as further specified in this section, in Section 3410.2, in the Minimum Building Standards Code and in the Fire Code.

J3425.2 Power Source. Smoke detectors may be battery operated or may receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without disconnecting switches other than those required for overcurrent protection.

J3425.3 Location within Dwelling Units. In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. Detectors shall also be installed in the basements of dwelling units having stairways that open from the basement into the dwelling. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

J3425.4 Location in Efficiency Dwelling Units and Hotels. In efficiency dwelling units, hotel suites and in hotel sleeping rooms, detectors shall be located on the ceiling or wall of the main room or hotel sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling unit, hotel suite or sleeping room in which it is located.

SECTION 3.

Section 7-63 of the Code of the City of Fort Worth (1986) is hereby amended to read as follows:

Sec. 7-63. Effect of conflict with other ordinances.

This article shall be cumulative of all provisions of ordinances of the Code of the City of Fort Worth, Texas (1986), affecting Residential Code provisions, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 4.

Section 7-64 of the Code of the City of Fort Worth (1986) is hereby amended to read as follows:

Sec. 7-64. Penalty for violation.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 5.

This article shall be cumulative of all provisions of ordinances of the Code of the City of Fort Worth, Texas (1986), affecting Residential Code provisions, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been

enacted by the City Council without the incorporation in this ordinance of any such void, ineffective, or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 8.

All rights and remedies of the City of Fort Worth, Texas are expressly saved as to any and all violations of the previous Building Code, or any other ordinances affecting construction and fire safety, which have accrued at the time of the effective date of this ordinance: and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 9.

A copy of the 2003 International Residential Code, together with the local amendments contained in this ordinance, shall be filed in the office of the City Secretary for permanent record and inspection.

SECTION 10.

The Department of Development of the City of Fort Worth, Texas, is hereby authorized to publish this ordinance in pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Chapter XXV, Section 3, of the Charter of the City of Fort Worth, Texas.

SECTION 11.

The City Secretary of the City of Fort Worth, is hereby directed to publish the caption and Sections 1, 7, 9, 11 and 12 of this ordinance for two (2) days in the official newspaper of the City

of Fort Worth, Texas as authorized by Section 2, Chapter XXV of the Charter of the City of Fort Worth, Texas and by Section 52.013 (a) of the Texas Local Government Code.

SECTION 12.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: _____
Assistant City Attorney

Adopted: _____4-13-04_____

Effective: _____4-20-04_____

03-24-04