



CITY COUNCIL COMMUNICATION

January 24, 2012

- SUBJECT:** Amend Portions of Chapter 14 “Buildings and Building Regulations” of the City of Euless Code of Ordinances Adopting the International Code Council (ICC) Codes
- SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development
- REFERENCE NO:** Ordinance No. 1942
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ACTION REQUESTED:

Consider first and final reading of Ordinance No. 1942 amending Chapter 14 “Buildings and Building Regulations” of the City of Euless Code of Ordinances adopting the 2009 ICC Codes and amendments hereto.

ALTERNATIVES:

1. Approve with modifications
2. Deny
3. Table

SUMMARY OF SUBJECT:

Staff recommends that City Council approve the 2009 ICC Codes and amendments.

Some of the significant recommended changes to the 2003 ICC Codes that have been presented to City Council for adoption include:

- **VOLUNTARY USE OF GREY WATER:** 2009 ICC Codes did not recommend use of grey water as a requirement. However, NCTCOG is recommending that all municipalities allow use of grey water for irrigation as an OPTION, but not as a requirement. This amendment applies to new or existing residential and commercial construction.
- **BATHROOMS BUILT WITHOUT WINDOWS:** Windows are not required to be installed in a bathroom containing only a water closet or a lavatory if there is artificial

light and a mechanical ventilation system is installed. This NCTCOG recommended amendment applies to new residential construction and existing residential structures remodeling or adding a bathroom.

- **BRICK TIES:** Establishes a minimum stud frame spacing of 16" on center for the anchoring of wall ties for masonry applied to the exterior wall and secured to the framing. This improves the way the brick exterior is secured to the wall of a house. This NCTCOG recommended amendment applies to new residential construction and any addition added to the residence.
- **ATTIC OPENINGS:** Attic opening must be sized in order to allow the removal of the largest piece of equipment. This will establish better access to appliances located in the attic. In addition, an electrical outlet and lighting must be provided to enable easier servicing of the appliances. This NCTCOG recommended amendment applies to new residential construction.
- **DRAINING OF CONDENSATE:** Requires condensate to be conveyed from the drain pan to an approved sanitary sewer line through a p-Trap. This NCTCOG recommended amendment applies to new residential construction and existing residential structures in which a building permit is issued for the addition of HVAC equipment.
- **DRYER DUCT SIZE:** Dryer duct size must be four inches (4") in diameter, have a smooth interior finish, and cannot be reduced along the developed length or termination. This NCTCOG recommended amendment applies to new residential construction and existing residential structures in which a building permit is issued for a relocation of the dryer area.
- **COMMERCIAL DISHWASHER BACKFLOW PROTECTION:** An air gap fitting must be installed for dishwashers draining through a tailpiece into the plumbing system in order to prevent contamination from dishwasher contents. This applies to all commercial dishwashers with positive backflow protection. This NCTCOG recommended amendment applies to new commercial construction.
- **COMMERCIAL BUILDING LADDER INSTALLATION:** A permanent exterior ladder must be installed that extends to the equipment and appliances surface space, but does not extend closer than 12 feet from the finished grade. This provides service access to commercial structures with roof mounted equipment. This NCTCOG recommended amendment applies to new commercial construction.
- **INSULATION INSTALLATION STANDARDS:** Insulation batts are required to be installed in walls totally surrounded by an enclosure on all sides by an approved method and material. This standard will keep the batts in place and increase the energy performance. This NCTCOG recommended amendment applies to new residential construction and any new addition to an existing residential structure.

- **RETAINING WALL MATERIALS:** Recommend that masonry walls over 1' be constructed out of masonry materials, and not be allowed to use wood materials like railroad ties. The retaining wall is considered a structure(s) built in order to hold back earth which would otherwise move downwards. This is not intended to prohibit the use of non-masonry materials for landscaping. This local amendment applies to new or replacement retaining walls.
- **CARBON MONOXIDE ALARMS** – Recommended as a local amendment, installation is required for new commercial or apartment structures and all new residential structures. Existing residential structures with gas appliances and/or attached garages will also required carbon monoxide alarm installation if a permit is issued for an electrical or gas service upgrade.

SUPPORTING DOCUMENTS:

- Ordinance No.1942

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **HH** _____

City Secretary's Office