



**ORDINANCE NO. 1298**

**AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES BY ADOPTING THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE; THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE; THE 2015 EDITION OF THE UNIFORM PLUMBING CODE; THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE; THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE; THE 2015 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2015 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE; THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE; THE 2015 EDITION OF THE UNIFORM MECHANICAL CODE; AMENDING BOARD OF APPEALS; INCORPORATION OF RECITALS; MAKING LOCAL AMENDMENTS TO SUCH CODES; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; AND PROVIDING CUMULATIVE, CONTINUATION, AND SEVERABILITY CLAUSES.**

**WHEREAS**, the City of Cibolo is a Home Rule Municipality located in Guadalupe County, Texas, established in accordance with provisions of its Charter, the Texas Constitution and statutes, including the Texas Local Government Code; and

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

**WHEREAS**, Chapter 214, Subchapter G of the Texas Local Government Code provides the general authority for the City of Cibolo to adopt certain Building and Regulatory Codes and to enacted local amendments to same; and

**WHEREAS**, in order to protect the health, safety, and welfare of the citizens of the City of Cibolo the City Council deems it advisable that the City adopt the Model Building and Regulatory Codes set out below, with such local amendment that shall regulate and govern the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and

the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Cibolo;

**WHEREAS**, The City Council hereby declares that all local code amendment regulations and standards are in furtherance of the City of Cibolo's public safety departments and are not enacted to hinder development and construction. All local amendments hereto shall coordinate with public safety code enforcement officials and are enacted solely for the protection of the health and safety of the City of Cibolo.

**WHEREAS**, the City Council finds the local amendments provided by this Ordinance are in accordance with the purpose and content of recently enacted HB 2439 by the 86<sup>th</sup> Legislature of the State of Texas, and that local amendments hereto are to protect public health and safety of the City of Cibolo;

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

**SECTION 1. RECITALS.** The City Council finds the recitals contained in the preamble to this ordinance are true and correct and incorporates them as findings of fact.

**SECTION 2. CODE AMENDMENT (INTERNATIONAL BUILDING CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(1) is hereby amended by replacing the existing language therein with the language set out in Exhibit "A," attached hereto and incorporated herein for all purposes.

**SECTION 3. CODE AMENDMENT (NATIONAL ELECTRICAL CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(2) is hereby amended by replacing the existing language therein with the language set out in Exhibit "B," attached hereto and incorporated herein for all purposes.

**SECTION 4. CODE AMENDMENT (UNIFORM PLUMBING CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(3) is hereby amended by replacing the existing language therein with the language set out in Exhibit "C," attached hereto and incorporated herein for all purposes.

**Note:** Section 14-2(a)(4) is reserved.

**SECTION 5. CODE AMENDMENT (INTERNATIONAL RESIDENTIAL CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(5) is hereby amended by replacing the existing language therein with the language set out in Exhibit "D," attached hereto and incorporated herein for all purposes.

**Note:** Section 14-2(a)(6) is reserved.

**SECTION 6. CODE AMENDMENT (INTERNATIONAL ENERGY CONSERVATION CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(7) is hereby amended by replacing the existing language therein with the language set out in Exhibit "E," attached hereto and incorporated herein for all purposes.

**SECTION 7. CODE AMENDMENT (INTERNATIONAL PROPERTY MAINTENANCE CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(8) is hereby amended by replacing the existing language therein with the language set out in Exhibit "F," attached hereto and incorporated herein for all purposes.

**SECTION 8. CODE AMENDMENT (INTERNATIONAL EXISTING BUILDING CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(9) is hereby amended by replacing the existing language therein with the language set out in Exhibit "G," attached hereto and incorporated herein for all purposes.

**SECTION 9. CODE AMENDMENT (INTERNATIONAL FIRE CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(10) is hereby amended by replacing the existing language therein with the language set out in Exhibit "H," attached hereto and incorporated herein for all purposes.

**SECTION 10. CODE AMENDMENT (UNIFORM MECHANICAL CODE).** The Cibolo Code of Ordinances Chapter 14 (entitled "*Buildings and Building Regulations*") Article I (entitled "*In General*"), Section 14-2(a)(11) is hereby amended by replacing the existing language therein with the language set out in Exhibit "I," attached hereto and incorporated herein for all purposes.

**SECTION 11. BOARD OF APPEALS AMENDMENT.** The Cibolo Code of Ordinances Chapter 14 (entitled "*Building and Building Regulations*") Article I (entitled "*In General*"), Section 14-3 is hereby amended by adding subsection (d) to read as follows:

(d) A permit applicant, landowner or other aggrieved person may appeal the decision of an official responsible for enforcement of the City's adopted Building Codes, as amended, applying a regulation or standard to the construction, renovation, maintenance, or other alteration of a residential or commercial building, which regulation or standard is asserted to be prohibited by HB 2439. The aggrieved party shall identify each provision in a national model code within the last three code cycles that approves the use of such building material, product, or aesthetic method.

**SECTION 12. CUMULATIVE.** This ordinance shall be cumulative of all provisions of the City of Cibolo, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

**SECTION 13. REPEALER.** In accordance with Section 1-10(e) of the Cibolo Code of Ordinances, all preceding versions of Section 14-2(a) subsections (1) through (11) and Section 14-3 of the Cibolo Code of Ordinances in conflict herewith are hereby repealed and replaced hereby.

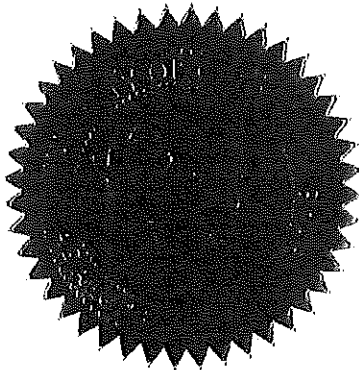
**SECTION 14. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 15. CONTINUATION OF EXISTING REGULATIONS.** Nothing in this ordinance or in the Model Building and Regulatory Codes of the City of Cibolo hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 12 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**SECTION 16. PENALTY.** Any person who violates or causes, allows or permits another to violate any provision of this Ordinance shall be subject to the penalty prescribed in Section 1-13 of the City of Cibolo's Code of Municipal Ordinances.

**SECTION 17. EFFECTIVE DATE.** This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective immediately upon the passage and approval of the City Council of the City of Cibolo, Texas, and publication as required by Section 3-13(3) of the City Charter.

**PASSED AND APPROVED** this, the 11 day of February 2019.



CITY OF CIBOLO

A handwritten signature in black ink, appearing to read "Stosh Boyle", is written over a horizontal line.

Stosh Boyle, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Peggy Cimics", is written over a horizontal line.

Peggy Cimics, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
DTRG, CITY ATTORNEY

## EXHIBIT "A"

### Building Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Building Code, 2015 Edition*, including Appendix Chapters C, E, F, G, I, and J as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Cibolo, in the State of Texas for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Building Official of Cibolo, are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b), (c) and (d) of Exhibit "A" to this Ordinance.

(a) That the following sections and/or subsections of the Building Code are hereby revised to read as follows:

(i) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 101.1 to read as follows:

[A] **101.1 Title.** These regulations shall be known as the Building Code of Cibolo, hereinafter referred to as "this code."

(ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.2 to delete Building subsection items (2) and (6) to read as follows:

[A] **105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

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

3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A, liquids.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
6. Temporary motion picture, television and theater stage sets, and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings and other playground equipment accessory to detached one- and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
11. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

(iii) CHAPTER 1 SCOPE AND ADMINISTRATION is amended by amending [A] 105.3 to add new subsection items 8, 9, 10, and 11 to read as follows:

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

(iv) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 107.2.1 to add subsection items (1) – (12) and to read as follows:

**[A] 107.2.1. Information on construction documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted with prior approval by the building official. Construction documents shall be of

sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, Ordinances, rules and regulations, as determined by the building official. The applicant shall provide all information requested related to the construction documents information. Such information shall include, but not limited to, the following:

1. Indicate the street name, address number, and lot and block numbers.
2. Engineered foundation plan with soil density and soil conditions of the property or lot.
3. Foundation plans shall have all details identified with corresponding letters, numbers, or symbols.
4. Floor plans shall be scaled and laid out as it is to be built, if plans show optional details options shall be clearly indicated, show glazing percentages.
5. Frame details shall include but not be limited to live load design, wind speed design, wall bracing requirements, and material specifications, studs required for support of walls and beams, header size and support requirements.
6. Roof and ceiling joist plan with specifications and details.
7. Electrical plan.
8. Plumbing plan.
9. Heating, ventilation, and air conditioning plan.
10. Construction plans shall have adopted codes listed.
11. Minimum Page size is 24" x 36"
12. Such other data and information as required by the building official.

(v) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 107.2.5 to add subsection items (1) – (12) and to read as follows:

[A] 1.07.2.5 **Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted; provided pre-construction site or plot plan and submit original final site or plot plan with signature and seal. The applicant shall provide all information requested related to the

construction documents information. Such information shall include, but not limited to, the following:

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

(vi) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 111.1 to add Exception No. 2 and to read as follows:

**[A] 111.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy therefore as provided herein. The permit holder or their duly authorized agent or representative shall not allow occupancy of a building or structure before the passing and completion of all required inspections and the issuance of a Certificate of Occupancy. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other Ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other Ordinances of the jurisdiction shall not be valid.

**Exceptions:**

1. Certificates of Occupancy are not required for work exempt from permits under section 105.2.
2. Accessory buildings or structures.

(vii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by the deletion of sections [A] 113.1 **General**, [A] 113.2 **Limitations on authority**, and [A] 113.3 **Qualifications** in their entirety and substituting the following in lieu thereof as new [A] 113.1:

**[A] 113.1 General.** A Board of Appeals is established under and shall operate pursuant to City of Cibola Code of Ordinances Section 14-3.



(viii) CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY is hereby amended by amending **406.4.7** to read as follows:

**406.4.7 Special hazards.** Connection of a parking garage with any room in which there is a fuel-fired appliance shall be by means of a vestibule providing a two-doorway separation. Doors shall be self-closing and self-latching and the door shall not be in conflict with another door in the open position.

**Exception:** A single door shall be allowed provided the sources of ignition in the appliance is at least 18 inches (457 mm) above the floor unless listed as flammable vapor ignition resistant. *See NFPA 54:9.11.1.*

(ix) CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY is hereby amended by amending **419.9** to read as follows:

**419.9 Plumbing facilities.** The nonresidential area of the live/work unit shall be provided with minimum plumbing facilities, as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential area of the live/work unit is required to be accessible by Section 1107.6.2.1, the plumbing fixtures specified by Chapter 29 shall be accessible.

(x) CHAPTER 9, FIRE PROTECTION SYSTEMS is hereby amended by amending **901.2 Fire Protection Systems** to add new subsection 901.2.1 to read as follows:

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

1. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Unit plans which shows location and size of walls, rooms, doors, concealed spaces, closets, attics, and bathrooms.

4. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
5. Full height cross-section, or schematic diagram of the riser detail showing alarm valve assembly, flow switch(s), water motor alarm or equivalent, check valves assemblies, drain valve assemblies, and all associated piping.
6. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.
7. A mechanical system over lay showing no conflict with fire sprinkler system.
8. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, switches, sensors, gauges, and similar components.
9. Location and description of all required signs.
10. Any additional information required by the code official.
11. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

(xvii) CHAPTER 9 FIRE PROTECTION SYSTEMS is hereby amended by amending [F] 912.2 to read as follows:

**[F] 912.2 Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. No fire department connection shall be located on an exterior wall. Fire department connections shall not be placed closer than the height of the exterior wall, unless approved by the fire code official. The location of fire department connections shall be approved by the fire code official.

(xviii) CHAPTER 9, FIRE PROTECTION SYSTEMS is hereby amended by amending [F] 912.3 Fire hose threads to add new subsection 912.3.1 to read as follows:

**[F] 912.3.1 Locking fire department connection caps.** The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. The fire code official will require all fire department connections to be equipped with locking caps. The type and brand shall be one of which the fire department currently has a master key.

(xix) CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES is hereby amended by amending section **1503.4.3 Gutters** to add a new paragraph immediately following the conclusion of said section to read as follows:

Any Group R or Group U occupancy with roof edges less than three feet (914 mm) to any property line shall be provided with gutters and downspouts to direct roof water away from adjacent property.

(xx) CHAPTER 16 STRUCTURE DESIGN is hereby amended by amending **1612.3** to read as follows:

**1612.3 Establishment of flood hazard areas.** To establish flood hazard areas, the City Council shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Cibolo," dated \_\_\_\_\_, 2018 as adopted, and as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

(xxi) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended by amending **1808.1** to read as follows:

**1808.1 General.** Foundations shall be designed and constructed in accordance with Section 1808.2 through 1808.9 and Table 1604.3 ("Deflection Limits"). Shallow foundations shall also satisfy the requirements of Section 1809. Deep foundations shall also satisfy the requirements of Section 1810.

(xxii) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended by amending **1808.6.2** to read as follows:

**1808.6.2 Slab-on-ground foundations.** Moments, shears, and deflections for use in designing slab-on-ground, mat or raft foundations on expansive soils shall be determined in accordance with WRI/CRSI Design of Slab-on-Ground Foundations or PTI Design of Post-Tensioned Slabs-on-Ground, Third Edition along with the PTI Standard Requirements for Analysis of Shallow Concrete Foundations on Expansive Soils. Using the moments, shears and deflections determined above, non-pre-stressed slabs-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with WRI/CRSI Design of Slab-on-Ground Foundations and post tension slab-on-ground, mat or raft foundations on expansive soils shall be designed in accordance with PTI Design of Post-Tensioned Slabs-on-Ground, Third Edition along with the PTI Standard

Requirements for Analysis of Shallow Concrete Foundations on Expansive soils. It shall be permitted to analyze and design such slabs by other methods that account for soil-structures interaction, the deformed shape of soil support, the plate or stiffened plate action of the slab as well as both center lift and edge lift conditions. Such alternative methods shall be rational and the basis for all aspects and parameters of the method shall be available for peer review.

(xxiii) CHAPTER 18 SOILS AND FOUNDATIONS is hereby amended by amending 1809.4 to read as follows:

**1809.4 Depth and width of footings.** The minimum depth of exterior footings below the undisturbed ground surface shall be 24 inches. The minimum width of footings shall be 12 inches (305 mm).

All foundations shall be designed by a Professional Engineer registered in the State of Texas. All drawings and documentation must be signed and sealed by said Professional Engineer. The above information and a GeoTech Report shall be required for each lot. All requirements below shall be met:

1. Design letter referencing soils report number, date of report, and soils Engineer name; specific location including lot, block, and subdivision; specific design criteria including soil bearing capacity, plasticity index, and potential vertical rise. The Engineer shall also provide documentation of a concrete mix design with performance criteria based on soils and seasonal conditions.
2. Signed and sealed drawings clearly indicating strand and reinforcement placement, pier size, depth, location, and reinforcing beam size and location, and special details. Design calculations must be included in the permanent permit file for each project.
3. Documentation certifying the Design Engineer performed a pre-pour inspection. This inspection shall take place prior to requesting a foundation inspection from the Building Official. The Engineer shall provide to the Building Official a Letter of Final Acceptance stating that the foundation has been placed in compliance with the design prior to the issuance of a Certificate of Occupancy.
4. Rough grading of lot after form removal to maintain drainage away from the foundation during the construction process.
5. The post tensioning cannot take place until the 7<sup>th</sup> (seventh) day after the concrete has been poured and that no framing can start until one day after the post tensioning has taken place, unless otherwise directed

by the Engineer, based on accepted Engineering practices and sample cylinders have been tested to support the Engineer's specifications.

6. For conventional steel foundations, no framing shall start until the 7<sup>th</sup> (seventh) day after the concrete has been poured unless otherwise directed by the Engineer, based on accepted Engineering practices and sample cylinders have been tested to support the Engineer's specifications.
7. Prior to receiving a Certificate of Occupancy, a final survey indicating final grade elevations and verifying positive drainage away from the foundation, and evidence from the homeowner that they have received a copy of foundation maintenance instructions must be submitted to Building Official.
8. Disclose to the City and to the potential buyer in writing whenever the lot on which the home will be built has 24 (twenty-four) inches or more of fill placed on it.

(xxiv) CHAPTER 31 SPECIAL CONSTRUCTION is hereby amended by amending **3107.1** to read as follows:

**3107.1 General.** Signs shall be designed, constructed and maintained in accordance with this code and ordinances adopted by the City of Cibola regulating signs. Where conflicts arise between the Building Code and the Code of Ordinances the city ordinance shall govern.

(xxv) CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION is hereby amended by amending **3308.1.1** to read as follows:

**3308.1.1 Obstructions.** Construction materials and equipment shall not be placed or stored so as to obstruct any street, alley, or public right-of-way access to fire hydrants, standpipes, fire or police alarm boxes, catch basins, or manholes, nor shall such material or equipment be located within 20 feet (6096 mm) of a street intersection, or placed so as to obstruct normal observations of traffic signals, obstruct the view of traffic or to hinder the use of public transit loading platforms.

(xxvi) APPENDIX G FLOOD RESISTANT CONSTRUCTION is hereby amended by amending **G102.2** to read as follows:

**G102.2 Establishment of flood hazard areas.** The designation of flood hazard areas are established as described in section **1612.3** of the Building Code, and as adopted by City Council.

(xxvii) APPENDIX H SIGNS is hereby amended by amending H101 to read as follows:

**H101.1 General.** A sign shall not be erected in a manner that would confuse or obstruct the view of or interfere with exit signs required by Chapter 10 or with official traffic signs, signals, or devices or be in conflict with Ordinances adopted by the City of Cibola regulating signs. Signs and sign support structures, together with their supports, braces, guys and anchors, shall be kept in repair and in proper state of preservation. The display surfaces of signs shall be kept neatly painted or posted at all times. Where conflicts arise between the Building Code and the Code of Ordinances the city ordinance shall govern.

(b) That all references to the ICC Electrical Code are deleted and shall reference the current adopted version of the National Electric Code, 2017 Edition. That all references to the Standards of the National Fire Protection Association shall be the most recent additions on file in the office of the Fire Marshal.

(c) That all references to the International Plumbing Code and International Fuel Gas Code are deleted and shall reference the current adopted Uniform Plumbing Code, 2015 Edition.

(d) That all references to the International Mechanical Code are deleted and shall reference the current adopted Uniform Mechanical Code, 2015 Edition.

## EXHIBIT "B"

### National Electrical Code, 2017 Edition

Subject to the Amendments set out below, the National Electrical Code, 2017 Edition, and Annexes A, B, C, E, F, G, and sections 80.1 through 80.13 of Annex H only, as published by the National Fire Protection Association, (hereinafter collectively the "Code") are hereby adopted as the Electric Code of the City of Cibolo except as amended and shall be known as the National Electrical Code of the City of Cibolo, in the State of Texas, for regulating and governing the safety of all electrical practices and prevention of hazards of all property, buildings and structures; and each and all of the regulations, provisions, penalties, conditions and terms of said Electric Code on file in the office of the Building Official of Cibolo, are hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a) and (b) of Exhibit "B" to this Ordinance.

(a) That the following sections or subsections of the Electric Code are hereby revised to read as follows:

i. ARTICLE 90 INTRODUCTION is hereby amended by amending **90.1.1** to read as follows:

**90.1.1 Title.** These regulations shall be known as the National Electrical Code of the City of Cibolo, herein after referred to as "the Code."

ii. ARTICLE 100 DEFINITIONS is hereby amended to add the definition of Engineering Supervision to read as follows:

**"Engineering Supervision"** shall mean supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

iii. ARTICLE 210 BRANCH CIRCUITS is hereby amended by deleting the Exception in 210.11(C)(4).

iv. ARTICLE 210 BRANCH CIRCUITS is hereby amended by amending **210.19(A)(1)** to read as follows:

**210.19(A)(1) General.** Branch-circuit conductors shall have an ampacity not less than the maximum load to be served. No branch circuit shall have wire smaller than #12 AWG copper. Conductors shall be sized to carry not less than the larger of 210.19(A)(1)(a) or (b).

v. ARTICLE 210 BRANCH CIRCUITS is hereby amended by amending **210.22** to read as follows:

**210.22 Permissible Loads, Individual Branch Circuits, Outlet maximums.** An individual branch circuit shall be permitted to supply any load for which it is rated, but in no case shall the load exceed the branch-circuit ampere rating. Outlet maximums are not to exceed 12 outlets per circuit serving general lighting circuits; not to exceed six (6) outlets serving each GFCI circuit; and not to exceed four (4) outlets serving the small appliance branch circuit for counter tops.

vi. ARTICLE 210 BRANCH CIRCUITS is hereby amended by amending **210.50** to add new subsection (D) to read as follows:

**210.50(D) Separate Dedicated Branch Circuits.** Separate dedicated branch circuits shall be provided for each refrigerator, dishwasher, and garbage disposal unit. These appliances shall be cord connected, and the garbage disposal shall be switched by a snap switch located above or adjacent to the kitchen sink. The dishwasher circuit will have no other outlets on the circuit

vii. ARTICLE 210 BRANCH CIRCUITS is hereby amended by amending **210.52(B)(1)** to delete exception and to read as follows:

**210.52(B)(1) Receptacle Outlets Served.** In the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by 210.11(C)(1) shall serve all wall and floor receptacle outlets covered by 210.52(A), all countertop outlets covered by 210.52(C), and receptacle outlets for refrigeration equipment. Receptacle outlets for refrigeration equipment shall be supplied from an individual branch circuit rated 20 amps or greater

viii. ARTICLE 210 BRANCH CIRCUITS is hereby amended by amending **210.52(E)** to read as follows:

**210.52(E) Outdoor Outlets.** Outdoor receptacle outlets shall be installed in accordance with 210.52(E)(1) through (E)(3). A separate dedicated branch circuit shall be provided for all exterior GFCI outlets.

ix. ARTICLE 220 BRANCH-CIRCUIT, FEEDER, and SERVICE LOAD CALCULATIONS is hereby amended by amending **220.1** to read as follows:

**220.1 Scope.** This article provides requirements for calculating branch-circuit, feeder, and service loads. Part I provides general requirements for the calculation methods. Part II provides calculation methods for branch-circuit loads. Parts III and IV provide calculation methods for feeder and service loads. Part V provides calculation methods for farm loads. All Commercial, Residential and Industrial plans shall include load calculations using the appropriate method as indicated in



the Code. This shall include, but shall not be limited to, both feeders, and service entrance, and service lateral conduction. The above referenced load calculations must be provided with the permit application and plan for a new service on an existing dwelling.

x. ARTICLE 230 SERVICES is hereby amended by amending **230.70(A)(1)** to read as follows:

**230.70(A)(1) Readily Accessible Location.** All services shall have main disconnecting means located outside of the building being served with a maximum distance from building of 75'.

xi. ARTICLE 230 SERVICES is hereby amended by amending **230.71(A)** to read as follows:

**230.71(A) General.** *Exception:* Multi-occupant buildings. Individual service disconnecting means is limited to six for each occupant. The number of individual disconnects at one location may exceed six.

(b) The following amendments shall supersede any conflicting provision of the adopted Code and include the following:

1. All accessible abandoned wiring systems and abandoned equipment both high voltage and low voltage, shall be removed from all buildings or lease spaces when there is a change of use, remodeling, or finish out work.
2. Electrical drawings of all multi-family, commercial and industrial plans must be sealed by an appropriate State of Texas Licensed Engineer.

## EXHIBIT "C"

### Uniform Plumbing Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the Uniform Plumbing Code (UPC), 2015 Edition, including Appendix Chapters, A, B, D, E, G, I, J, K, and L as a guide as published by the International Association of Plumbing and Mechanical Officials (IAPMO), be and is hereby adopted as the Plumbing Code of the City of Cibolo, in the State of Texas regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing and gas systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the Building Official of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a) and (b) of Exhibit "C" to this Ordinance

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

(i) CHAPTER 1 ADMINISTRATION is hereby amended by amending **103.3.1** to read as follows:

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

(ii) CHAPTER 1 ADMINISTRATION is hereby amended by amending **104.5** to read as follows:

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

(iii) CHAPTER 1 ADMINISTRATION is hereby amended by amending **104.5.1** to read as follows:

**104.5.1 Work Commencing Before Permit Issuance.** The fee for work without a permit shall be set forth in the fee schedule as adopted by the city of Cibolo.

(iv) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **310.4 Use of Vent and Waste Pipes** to add a new subsection 310.4.1 to read as follows:

**310.4.1 Prohibited Valves.** No form of vent that depends on its function, upon the action of a moveable part, shall be used, and any check valve or other type of device with movable parts shall be prohibited to serve as a vent.

(v) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **310.0 Prohibited Fittings and Practices** to add a new section 310.9 to read as follows:

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

(vi) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **312.6 Freezing Protection** to change the name of the title to **Freeze Protection** and to read as follows:

**312.6 Freeze Protection.** No water, soil, or waste pipe shall be installed or permitted outside of a building, in attics or crawl spaces, or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing. Piping that has a minimum of 4 inches of insulation placed over it shall be considered protected from freezing.

(vii) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **312.0 Protection of Piping, Materials, and Structures** to add a new section 312.15 to read as follows:

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

(viii) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **318.0 Test Gauges** to add a new section 318.6 to read as follows:

**318.6 Bleed Off Valve.** Test gauges used for performing gas tests must have a bleed off valve for inspection purposes.

(iv) CHAPTER 4 PLUMBING FIXTURES AND FIXTURE FITTINGS is hereby amended by amending **412.1** to delete subsection **412.1.1 Nonwater Urinals** in its entirety.

(v) CHAPTER 4 PLUMBING FIXTURES AND FIXTURE FITTINGS is hereby amended by amending 422.1 to substitute all references to Table 422.1 with Table 403.1 **Minimum Number of Required Plumbing Fixtures** from the 2015 International Plumbing Code.

**Table 422.1 Minimum Plumbing Facilities** is hereby deleted from the City Code in its entirety and substituting the following in lieu thereof:

**Table 403.1 Minimum Number of Required Plumbing Fixtures** from the 2015 International Plumbing Code shall be used in place of Table 422.1 for reference to Minimum Number of Required Plumbing Fixtures.

**Section 19 Urinals** from the 2015 International Plumbing Code is added to Table 403.1 from the 2015 International Plumbing Code in lieu of Section 412 Urinals from the 2015 Uniform Plumbing Code.

(vi) CHAPTER 5 WATER HEATERS is hereby amended by amending **504.0 Water Heater Requirements** to amend **504.1 Location** to add an exception to read as follows:

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

(vii) CHAPTER 5 WATER HEATERS is hereby amended by amending **504.1 Location** to add a new subsection 504.1.3 to read as follows:

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

(viii) CHAPTER 5 WATER HEATERS is hereby amended by amending **507.25** to read as follows:

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

(ix) CHAPTER 5 WATER HEATERS is hereby amended by amending **508.4 Appliances in Attics and Under-Floor Spaces** by changing the title of said section to **Appliances in Attics, Above-the-Ceilings and Under-Floor Spaces** and to read as follows:

**508.4 Appliances in Attics, Above-the-Ceilings and Under-Floor Spaces.** An attic, above-the-ceiling, or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than as large as the largest component of the appliance and not less than 22 inches by 30 inches (559 mm by 762 mm). Appliances in attics or above-the-ceiling spaces shall have a permanently affixed ladder (folding or fixed) within 20 feet where the height of the passageway is less than 6 feet.

(x) CHAPTER 5 WATER HEATERS is hereby amended by amending **508.4 Appliances in Attics, Above-the-Ceilings and Under-Floor Spaces** to add a new subsection 508.4.5 to read as follows:

**508.4.5 Storage Type Water Heaters.** Storage type water heaters shall not be installed in an attic unless accessible through a vertical walk through type door opening located in an occupied space on the same floor level and if in accordance with sections 508.4.1 thru 508.4.4 of this code.

(xi) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **601.2 Hot and Cold Water Required** to delete the Exception from said section.

(xii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **603.4 General Requirements** to add the following sentence:

“All backflow assemblies and devices shall be installed in accordance with the “Backflow Prevention Assembly Installation Standards” provided by the Building Official.”

(xiii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **603.4.2** to read as follows:

**603.4.2 Testing.** The premise owner or responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair, or relocation and not less than on an annual schedule thereafter or more often where required by the Building Official.

Backflow prevention assemblies installed on a residential landscape irrigation system shall be tested by a certified backflow assembly tester at the time of installation, repair or relocation, and not less than every three years if the landscape irrigation system does not include any of the following three conditions:

- i. Chemical feed port;
- ii. Pumps; or
- iii. Any portion of the irrigated area within the 100 year flood plain.

Should any of the above conditions exist, the backflow prevention assembly must be tested by a certified backflow assembly tester on an annual schedule.

The periodic testing shall be performed in accordance with the procedures referenced in ASSE Series 5000 by a tester qualified in accordance with the standards. No installation of any testable device shall exceed 5 feet (1524 mm) above the floor or grad.

(xiv) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **603.5.6** to add a new subsection item (5) to read as follows:

**603.5.6 Protection from Lawn Sprinklers and Irrigation Systems.** Potable water supplies to systems having no pumps or connections for pumping equipment, and no chemical injection or provisions for chemical injection, shall be protected from backflow by one of the following devices:

- (1) Atmospheric vacuum breaker (AVB)
- (2) Pressure vacuum breaker backflow prevention assembly (PVB)
- (3) Spill-resistant pressure vacuum breaker (SVB)
- (4) Reduced-pressure principle backflow prevention assembly (RP)
- (5) Double Check Valve Assembly (DCVA)

(xv) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **603.5.12** to delete the last sentence and to add new subsection **603.5.12.1** and to read as follows:

**603.5.12 Beverage Dispensers.** Potable water supply to beverage dispensers or coffee machines shall be protected by an air gap or a Double Check Valve Backflow Prevention Assembly (DCVA).

**603.5.12.1 Carbonated Beverage Dispensers.** Potable water supply to carbonated beverage dispensers shall be protected by an air gap or a Reduced Pressure Principle Backflow Prevention Assembly (RP). Piping material installed

downstream of the backflow preventer shall not be affected by carbon dioxide gas.

(xvi) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **603.5 Specific Requirements** to add new subsections 603.5.21 and 603.5.22 to read as follows:

**603.5.21 Site; Containment Backflow Prevention Requirements.** Sites utilizing Alternate Water Sources (Auxiliary Water) shall provide an air gap or a mechanical backflow protection device located immediately downstream of all potable City water meters and City service lines to private fire lines.

**603.5.22 Cooling Tower Reservoirs.** Water supply inlets that terminate inside the envelope of a cooling tower shall be protected with a reduced pressure principle backflow prevention assembly. Water supply inlets that terminate outside the envelope of a cooling tower shall be protected by an air gap or reduced pressure principle backflow prevention assembly.

(xvii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **604.3 Copper or Copper Alloy Tube** to delete the Exception from said section.

(xviii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **606.5** to read as follows:

**606.5 Control Valve.** A control valve shall be installed immediately ahead of each water-supplied appliance and immediately ahead of each slip joint or appliance supply.

Parallel water distribution systems shall provide a control valve either immediately ahead of each fixture being supplied or installed at the manifold, and shall be identified with the fixture being supplied. Where parallel water distribution system manifolds are located in attics, crawl spaces, or other locations not readily accessible, a separate shutoff valve shall be required immediately ahead of each individual fixture or appliance served. All water closets and icemakers shall have a shutoff or control valve at the fixture.

(xix) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **608.2 Excessive Water Pressure** to delete the last sentence in said section and removing the following sentence from said section:

“Systems designed by registered design professionals shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of 100 psi (689 kPa) or less.”

(xx) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending the first paragraph of **608.3 Expansion Tanks, Combination Pressure and Temperature Relief Valves** to add the following sentence at the end of such paragraph:

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

(xxi) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending **609.5** to read as follows:

**609.5 Unions.** Unions shall be installed in the water supply piping not more than 12 inches (305 mm) of regulating equipment, water heating, conditioning tanks, and similar equipment that requires service by removal or replacement in a manner that will facilitate its ready removal. The requirements of a union shall also apply to the temperature and pressure relief valve drain.

(xxii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending subsection (6) of **610.10** to read as follows:

**609.10 Water Hammers.** Building water supply systems where all bathroom groups are installed shall be provided with water hammer arrester(s) to absorb high pressures resulting from the quick closing of these valves. Water hammer arresters shall be approved mechanical devices in accordance with ASSE 1010 or PDIO-WH 201 and shall be installed as close as possible to quick-acting valves.

(xxiii) CHAPTER 6 WATER SUPPLY AND DISTRIBUTION is hereby amended by amending subsection (6) of **610.13 Size of Potable Water Piping** to read as follows:

(6) The size and material of irrigation water piping installed outside of a building or structure and separated from the potable water supply by means of an approved air gap or backflow prevention device is not regulated by this code. The potable water piping system supplying each such irrigation system shall be adequately sized as required elsewhere in this chapter to deliver the full connected demand of both the domestic use and the irrigation systems. The irrigation system shall be designed and installed as per TCEQ's requirements.

(xxiv) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending subsection (3) of **701.2 Drainage Piping** to read as follows:

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

(xxv) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **Table 701.2 Materials For Drain, Waste, Vent Pipe and Fittings** to prohibit the use of Co-Extruded ABS (Schedule 40) material and Co-Extruded PVC (Schedule 40) material from use underground, under foundations or as a building sewer.

(xxvi) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **705.8 Special Joints** to add new subsection 705.8.5 to read as follows:

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

(xxvii) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **712.2 Water Test** to add new subsection 712.2.1 to read as follows:

**712.2.1 Pre-pour Test.** The first floor DWV system shall be retested and inspected prior to the slab being poured to assure there are no broken drain pipes

below slab resulting from the backfill and steel placement. The water lines and trap primers, if any, will also be checked at this time.

(xxviii) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **715.1** to read as follows:

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

(xxix) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **717.1** to read as follows:

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

(xxx) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **719.0 Cleanouts** to add new section 719.7 to read as follows:

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

(xxxi) CHAPTER 7 SANITARY DRAINAGE is hereby amended by amending **723.1** to read as follows:

**723.1 General.** Building sewers shall be inspected for proper piping, pipe sizes, fittings and location. No water test will be required.

(xxxii) CHAPTER 8 INDIRECT WASTES is hereby amended by amending **807.3 Domestic Dishwashing Machine** to add an Exception to read as follows:

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

(xxxiii) CHAPTER 9 VENTS is hereby amended by amending **910.1** to read as follows:

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

(xxxiv) CHAPTER 10 TRAPS AND INCEPTORS is hereby amended by amending **1011.0 Minimum Requirements for Auto Wash Racks** to add new subsection 1011.2 to read as follows:



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

(xxxv) CHAPTER 10 TRAPS AND INCEPTORS is hereby amended by amending **1014.1.2 Maintenance** to add a new second paragraph following the first paragraph to read as follows:

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

(xxxvi) CHAPTER 10 TRAPS AND INCEPTORS is hereby amended by amending **1014.1.3 Food Waste Disposers and Dishwashers** by changing the title of 1014.1.3 to **Food Waste Disposal Units and Dishwasher** and to add new subsections 1014.1.3.1 and 1014.1.3.2 to read as follow:

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

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

(xxxvii) CHAPTER 10 TRAPS AND INCEPTORS is hereby amended by amending **1014.2 Hydro mechanical Grease Interceptors** to add new subsection 1014.2.3 to read as follows:

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

(xxxviii) CHAPTER 10 TRAPS AND INCEPTORS is hereby amended by amending **1014.3.5 Construction Requirements** to add new subsection 1014.3.5.1 to read as follows:

**1014.3.5.1 Sample Well.** An effluent sampling well on all interceptors shall be required. The sample well shall have a riser a minimum of six (6) inches (153 mm) in diameter and shall be installed after the confluence of all waste streams from the facility and prior to discharging into the sanitary sewer collection system. The well shall be perpendicular to the effluent lateral to allow observation of the flow stream and provide for sampling of wastewater.

(xxxix) CHAPTER 10 TRAPS AND INTERCEPTORS is hereby amended by amending said Chapter to add new sections 1018.0, 1019.0 and 1020.0 to read as follows:

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

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

**1020.0 Solid Interceptors.** These shall be installed when pretreatment of waste streams is necessary to prevent solids greater than one-half ( 1/2 ) inch in diameter, which may cause line stoppage from entering the sanitary sewer system.

(xxxx) CHAPTER 12 FUEL GAS PIPING is hereby amended by amending **1203.3.1** to read as follows:

**1203.3.1 Rough Pipe Inspection.** This inspection shall be made after gas piping authorized by the permit has been installed and before such piping has been covered or concealed or fixture or appliance has been attached thereto. This inspection shall include a determination that the gas piping size, material and installation meet the requirements of this code. The piping shall be tested by closing all openings and subjecting the pipes to an air pressure that will support a column of mercury fifteen (15) inches (381 mm) in height for at least 15 minutes, or a 10 psi air test using a dial gauge as described in Section 319 with a Grade A1 or better quality. For gas systems with pressures in excess of 14 inches of water column, the test pressure shall not be less than 1 1/2 times the operating pressure for the system and shall hold this pressure for a minimum of 25 minutes.

(xxxxi) CHAPTER 12 FUEL GAS PIPING is hereby amended by amending **1203.3.2** to read as follows:

**1203.3.2 Final Piping Inspection.** The inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof that are to be covered or concealed are so concealed and before any fixtures, appliances and shut-off valves have been attached thereto. This inspection shall include a column of mercury six (6) inches (152 mm) in height for at least 15 minutes, or of a 5 psi air test using a dial gauge as described in Section 319 with a Grade A1 or better quality. For gas systems with pressures in excess of 14 inches of water column, the test pressure shall not be less than 1 1/2 times the operating pressure for the system and shall hold this pressure for a minimum of 25 minutes.

(xxxxii) CHAPTER 12 FUEL GAS PIPING is hereby amended by amending **1208.5.3.4**

**Corrugated Stainless Steel** to add new subsections 1208.5.3.4.1 and 1208.5.3.4.2 to read as follows:

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

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

(xxxxiii) CHAPTER 12 FUEL GAS PIPING is hereby amended by amending **1208.5.8.1 Pipe Joints** to add a new subsection 1208.5.8.1.1 to read as follows:

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

(xxxxiv) CHAPTER 12 FUEL GAS PIPING is hereby amended by amending **1210.1.1 Cover Requirements** to add a new second paragraph following the first paragraph of said section, said second paragraph to read as follows:

Polyethylene piping shall have a minimum of 18 inches of cover. When a plastic detectable tape with a metal core is used, it shall be buried in the trench six (6) inches (152 mm) above the pipe or six (6) inches (152 mm) below finished grade and shall be secured to the risers at each end of the line. The plastic tape shall be yellow in color and shall be imprinted with the following: "Caution: Gas Line Buried Below". A caution tape with this print on it shall be used for all buried gas pipe. All water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official.

(xxxxv) CHAPTER 12 FUEL GAS PIPING is hereby amended by amending **1210.13** to read as follows:

**1210.1.3 Protection Against Corrosion.** Gas piping in contact with earth or other material that is capable of corroding the piping shall be protected against corrosion in an approved manner. Where dissimilar metals are joined underground, an insulating coupling or fitting shall be used. Piping shall not be laid in contact with cinders. Uncoated threaded or socket-welded joints shall not be used in piping in contact with soil or where internal or external crevice corrosion is known to occur. *See NFPA 54:7.1.3.* Steel piping that does not meet the requirements for burial shall be installed above the ground a minimum of 6 inches above finished grade.

(xxxxvi) APPENDIX E MANUFACTURED/MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS is hereby amended to change the name of

APPENDIX E which name change will be applicable to all sections thereafter as follows:

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

(xxxxvii) APPENDIX E MANUFACTURED/MOBILE HOME PARKS, SUBDIVISION OR SITE AND RECREATIONAL VEHICLE PARKS is hereby amended by amending **E203.0 Drainage (Sewage) Lines** to add a new section E 203.2 to read as follows:

**E 203.2 Drainage/Sewer System Requirements.** Manufactured/Mobile Home parks, subdivision or site shall meet the following requirements for the drainage/sewer system on site: The sewer main shall be six (6) inch (152 mm) minimum, with four (4) inch (102 mm) minimum laterals to the M/H pad and a four (4) inch (102 mm) p-trap. There shall be one three (3) inch (76 mm) vent for each 10 traps starting at the upper most point on the system. The vent shall connect to the drain system at the top portion of the drain pipe and terminate a minimum of ten (10) feet (3048 mm) above finish grade. The horizontal run shall be kept as short as reasonably possible.

(b) This Code shall hereby be amended by amending the Uniform Plumbing Code, 2015 Edition to adopt Appendix D **Degree Day and Design Temperatures** from the International Plumbing Code, 2015 Edition.

## EXHIBIT "D"

### Residential Code, 2015 Edition

That a certain document, three (3) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Residential Code*, 2015 Edition, including Appendix Chapters E, H, O, and Q from the *International Residential Code*, 2018 Edition, as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Cibolo, in the State of Texas, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, erection, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Building Official of Cibolo, are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b), (c), (d), (e), (f), (g), (h), (i) and (j) of Exhibit "D" to this Ordinance.

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

(i) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **R101.1** to read as follows:

**R101.1 Title.** These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of Cibolo, and shall be cited as such and will be referred to herein as "this code".

(ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **R102 Applicability** to add new sections R102.8 and R102.9 to read as follows:

**R102.8 Plumbing, Gas, Sewer, Storm Drainage, Etc.** All plumbing, gas, sewer, etc. references and Chapters 24 – 33 are hereby deleted and replaced with the 2015 edition of the Uniform Plumbing Code.

**R102.9 Electrical.** All electrical references to Chapters 34-43 are hereby deleted and replaced with the National Electric Code, 2017 Edition.

(iii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **R105.2 Work exempt from permit** Building item number (1) to read as follows:

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

(iv) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **R105.2 Work exempt from permit** to delete Building item numbers (2) and (5) in their entirety.

(v) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **Section R105.2 Work exempt from permit** Building item number (10) to read as follows:

10. Decks not exceeding 64 square feet (5.95m<sup>2</sup>) in area that is not more than 18 inches above grade at any point.

(vi) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **105.3 Application for permit** to add new item numbers (8), (9) and (10) to read as follows:

8. Indicate the total square footage, of the foundation and all floors above or below as measured from the exterior and indicate the number of stories.
9. Be accompanied by the International Energy Conservation Code compliance certification specific to the permitted address.
10. Indicate the total square footage of impervious cover (i.e.: foundation, driveway, sidewalks, etc.)

(vii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **R106.1.1 Information on construction documents** to add specific requirements, which requirements are not all inclusive, to read as follows:

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

(viii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **R106.2 Site plan or plot plan** to add specific requirements, which requirements are not all inclusive, to read as follows:

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

(ix) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **107.0 Board of Appeals** to delete sections **107.1 General** and **107.2 Limitations of Authority** in their entirety and substituting the following in lieu thereof:

**107.1 General.** A Board of Appeals is established under and shall operate pursuant to City of Cibolo Code of Ordinances Section 14-3.

(x) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by the deletion of sections **R112.1 General**, **R112.2 Limitations on authority**, **R112.3 Qualifications** and **R112.4 Administration** in their entirety and substituting the following in lieu thereof as new R112.1:

**R112.1 General.** A Board of Appeals is established under and shall operate pursuant to City of Cibolo Code of Ordinances Section 14-3.

(xi) CHAPTER 3 BUILDING PLANNING is hereby amended by amending Table R301.2(1) in section **R301.2 Climatic and geographic design criteria** to provide the local design criteria for the City of Cibolo as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp. c	Ice Barrier Under- Layment Required	Flood Hazardsg	Air Freezing Indexl	Mean Annual Temp. j
	MpH	Effects		Weatheringa	Frost Line Depthb	Termitec					
5	115	NO	A	Negligible	12"	Moderate to Heavy	30° F	NO	Sec Adopted Ordinances	50 Days	70° F

**NOTES ( a thru m ) REMAIN AS WRITTEN**

(xii) CHAPTER 3 BUILDING PLANNING is hereby amended by amending **R311.5 Construction** to add new subsection R311.5.2 to read as follows:

**R311.5.2 Obstruction.** Except for a fence, no obstruction shall be placed in the side yard setback that impedes the ingress to or egress from the side yard area from front to back. There shall be a minimum clearance of 30 inches between any obstruction and the fence or property line.

(xiii) CHAPTER 3 BUILDING PLANNING is hereby amended by amending **R313.2** to read as follows:

**R313.2 One and two-family dwellings automatic fire systems.** All one and two family dwellings 4500 square foot and larger shall have an automatic fire sprinkler system installed in accordance with Section P2904 or NFPA 13D.

**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

(xix) CHAPTER 3 BUILDING PLANNING is hereby amended by the deletion of **R313.2.1 Design and installation** in its entirety.

(xx) CHAPTER 3 BUILDING PLANNING is hereby amended by amending **R315.2.2** to read as follows:

**R315.2.2 Alterations, repairs and additions.** Where alterations, repairs or addition requiring a building permit occur inside of existing dwellings that have attached garage or inside of existing dwellings within which fuel-fired appliances exist, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

**Exceptions:**

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

(xxi) CHAPTER 4 FOUNDATIONS is hereby amended by amending **R402.2 Concrete** to add new subsection R402.2.1 to read as follows:

**R402.2.2 Flatwork Specifications** shall meet the requirements of the "Flatwork Requirements in the City of Cibola" handout available at the permit office.



(xxii) CHAPTER 4 FOUNDATIONS is hereby amended by amending **R403.1.4** to read as follows:

**R403.1.4 Minimum Depth.** Exterior footings shall be placed not less than 24" below the undisturbed ground surface.

(xxiii) CHAPTER 4 FOUNDATIONS is hereby amended by amending **R403.1.8** to read as follows:

**R403.1.8 Foundations on expansive soils.** Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code, The American Society of Civil Engineers Texas Section Recommended Practice for the Design of Residential Foundations Version 2 as it currently exists or may be amended, and/or other accepted industry standards that may be acceptable to the Building Official. All foundations shall be designed by a registered Professional Engineer in the State of Texas and all drawings and documentation must be signed and sealed. The above information and a GeoTech Report shall be required for each lot. Documentation shall include:

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

6. For conventional steel foundations, no framing shall start until the 7<sup>th</sup> day after the concrete has been poured unless otherwise directed by the engineer, based on accepted engineering practices and sample cylinders have been tested to support the engineer's specifications.
7. Prior to receiving a Certificate of Occupancy, a final survey indicating final grade elevations and verifying positive drainage away from the foundation, and evidence from the homeowner that they have received a copy of foundation maintenance instructions must be submitted to the Building Official.
8. Disclose to the City and to the potential Buyer in writing whenever the lot on which the home will be built has 24 inches or more of fill placed on it.

**Exception:** Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the building official.

(xxiv) CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS is amended by amending **M1301.3** to add subsection M1301.3.1 to read as follows:

**M1301.3.1 Duct insulation.** Ducts installed in houses that will have spray foam insulation shall be maintained with a minimum of 12" clearance from roof deck for proper installation of insulation.

(xxv) CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS is amended by amending **M1305.1** to read as follows:

**M1305.1 Appliance access for inspection service, repair and replacement.** Appliances shall be accessible for inspection, service, repair and replacement without removing permanent construction, other appliances, or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space at least 30 inches deep and 30 inches wide (762 mm by 762 mm) and not less than 3/4-inch (19 mm) thick shall be provided in front of the control side of the appliance. Installation of room heaters shall be permitted with at least an 18-inch (457 mm) working space. A platform shall not be required for room heaters.

(xxvi) CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS is amended by amending **M1305.1.3** to read as follows:

**M1305.1.3 Appliances in attics.** Attics containing appliances requiring access shall be provided with an opening with a permanent ladder and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the

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

The Exception to **M305.1.3** is not amended.

(xxvii) CHAPTER 15 EXHAUST SYSTEMS is amended by amending **M1501.1** to read as follows:

**M1501.1 Outdoor discharge.** The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space. Exhaust ducts shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings.

(xxviii) CHAPTER 16 DUCT SYSTEMS is amended by amending **M1601.4.1 Joints, seams, and connections** to add sentence at the end to read as follows:

“All joints and seams for duct systems shall be sealed with mastic and any damaged air ducts or duct boards must be repaired with a listed material.”

- b) This Code shall hereby be amended by amending the International Residential Code, 2015 Edition to adopt **Appendix Q Tiny Houses** in its entirety from the International Residential Code, 2018 Edition. Any conflicts shall be superseded by the provisions contained in Appendix Q.
- c) That all walls containing plumbing, piping, or conduit larger than 2 inch (38 mm) inside diameter shall have a minimum of 6 inch (152 mm) stud width.
- d) That all pressure gauges installed or used for testing shall have the working range in the middle third of the gauges minimum and maximum pressure ends.
- e) That all piping, ducting and similar penetrations through walls, floors and ceilings shall be sealed to prevent entry of rodents and insects.
- f) That all water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official.

- g) The use of streets, alleys and public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this section.
- h) Construction materials and or equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic.
- i) Construction materials, trash, garbage, rubbish, and debris shall be secured or contained in approved covered containers so as to prevent such items from leaving the property, lot or construction site. Uncovered containers may be approved in writing at the discretion of the code official. Construction sites shall be kept neat, clean and orderly and free of hazards.
- j) Trenching and Excavating. Underground utilities shall be located and marked before trenching or excavating. It shall be a violation of this ordinance to trench or excavate without properly making request for utility locates, and for damaging utilities that have been properly located. Requests shall be made using state recognized locating guidelines and procedures.

## EXHIBIT "E"

### Energy Conservation Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Energy Conservation Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the City of Cibolo, in the State of Texas for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file in the office of the Building Official of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b), (c) and (d) of Exhibit "E" to this Ordinance.

- (a) That the following sections and/or subsections of the Energy Conservation Code are hereby revised to read as follows:

- (i) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **101.1** to read as follows:

**101.1 Title.** This code shall be known as the International Energy Conservation Code of Cibolo, and shall be cited as such. It is referred to herein as "this code."

- (ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by the deletion of **C109.1 General**, **C109.2 Limitations of authority** and **C109.3 Qualifications** in their entirety and substituting the following in lieu thereof as new C109.1:

**C109.1 General.** A Board of Appeals is established under and shall operate pursuant to City of Cibolo Code of Ordinances Section 14-3.

- (b) That all references to the ICC *Electrical Code* are deleted and shall reference the current adopted version of the National Electric Code, 2017 Edition.
- (c) That all references to the International Plumbing Code and International Fuel Gas Code are deleted and shall reference the current adopted Uniform Plumbing Code, 2015 Edition.
- (d) That all references to the International Mechanical Code are deleted and shall reference the current adopted Uniform Mechanical Code, 2015 Edition.

## EXHIBIT "F"

### Property Maintenance Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo being marked and designated as the *International Property Maintenance Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Cibolo, in the State of Texas for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Building Official of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b), (c), (d) and (e) of Exhibit "F" to this Ordinance.

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

(i) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 101.1 to read as follows:

[A] 101.1 **Title.** These regulations shall be known as the Property Maintenance Code of Cibolo, hereinafter referred to as "this code."

(ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 102.3 to read as follows:

[A] 102.3 **Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, 2015 Edition, Uniform Plumbing Code, 2015 Edition, Uniform Mechanical Code, 2015 Edition, International Energy Conservation Code, 2015 Edition, International Residential Code, 2015 Edition and the National Electrical Code, 2017 Edition. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City's Zoning Ordinance or other ordinances adopted by the City of Cibolo. The above referenced codes supersede any other codes that may be referenced in this code.

(iii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 103.5 to read as follows:

[A] **103.5 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as adopted by the City Council from time to time in the City's Fee Schedule.

(iv) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by the deletion of sections [A] **111.2.1 Alternate Members**, [A] **111.2.2 Chairman**, [A] **111.2.3 Disqualification of member**, [A] **111.2.4 Secretary**, [A] **111.2.5 Compensation** of members in their entirety and substituting the following in lieu thereof as new [A] 111.2:

**111.2 Membership of board.** A Board of Appeals is established under and shall operate pursuant to City of Cibola Code of Ordinances Section 14-3.

(v) CHAPTER 2 DEFINITIONS is hereby amended by amending **201.3** to read as follows:

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the International Building Code, 2015 Edition, International Fire Code, City's Zoning Ordinance, Uniform Plumbing Code, 2015 Edition, Uniform Mechanical Code, 2015 Edition or the National Electrical Code, 2017 Edition such terms shall have the meanings ascribed to them as stated in those codes.

(vi) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **302.4** to add Exception and to read as follows:

**302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches (305 mm) and when determined by the code official to be offensive. It shall be unlawful for any owner, tenant, lessee, agent or occupant of any lot or premises to permit any weeds, grass or other vegetation to grow or remain upon any premises, so as to become offensive or emit foul or noxious odor, or to become a breeding place for flies or insects or to become in any way unsanitary or injurious to the public health. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

**Exception:** Agricultural property and property being cultivated. A 50 foot (15 240 mm) wide zone shall be maintained between cultivated crops and adjoining commercial or residential use property lines.

(vii) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending **304.14** to read as follows:

**304.14 Insect screens.** During the period from March 1<sup>st</sup> to November 30<sup>th</sup>, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(viii) CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS is hereby amended by amending **505.4** to read as follows:

**505.4 Water heating facilities.** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120°F (49°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

(ix) CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS is hereby amended by amending **602.3** to read as follows:

**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1<sup>st</sup> to February 28<sup>th</sup> to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

**Exceptions** are not amended.

(x) CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS is hereby amended by amending **602.4** to read as follows:



**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat during the period from November 1<sup>st</sup> to February 28<sup>th</sup> to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(b) That all references to the ICC *Electrical Code* are deleted and shall reference the current adopted version of the National Electric Code, 2017 Edition.

(c) That all references to the International Plumbing Code, except Appendix D of the International Plumbing Code, and International Fuel Gas Code are deleted and shall reference the current adopted Uniform Plumbing Code, 2015 Edition.

(d) That all references to the International Mechanical Code are deleted and shall reference the current adopted Uniform Mechanical Code, 2015 Edition.

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

## EXHIBIT "G"

### Existing Building Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Existing Building Code*, 2015 edition, including Appendix Chapters A, B, C and Appendix Chapters Resource A as a guideline, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Cibolo, in the State of Texas for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the Building Official of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b), (c), (d), (e), (f) and (g) of Exhibit "G" to this Ordinance.

- (a) That the following sections and/or subsections of the Existing Building Code are hereby revised to read as follows:

- (i) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 101.1 to read as follows:

[A] 101.1 **Title.** These regulations shall be known as the *Existing Building Code* of Cibolo, hereinafter referred to as "this code."

- (ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending [A] 105.2 **Work exempt from permit** to delete Building item number 1 in its entirety.

- (ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by the deletion of sections [A] 112.1 **General**, [A] 112.2 **Limitations on authority**, and [A] 112.3 **Qualifications** in their entirety and substituting the following in lieu thereof as new [A] 112.1:

[A] 112.1 **General.** A Board of Appeals is established under and shall operate pursuant to City of Cibolo Code of Ordinances Section 14-3.

- (iii) CHAPTER 14 PERFORMANCE COMPLIANCE METHODS is hereby amended by amending 1401.2 to read as follows:

**1401.2 Applicability.** Structures existing prior to the effective date of the Ordinance enabling the adoption of this code, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or provisions of Chapters 5 through 13. The provisions of Section 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to

be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3, or I-4.

- (b) That all references to the ICC *Electrical Code* are deleted and shall reference the current adopted version of the National Electric Code, 2017 Edition.
- (c) That all references to the International Plumbing Code and International Fuel Gas Code are deleted and shall reference the current adopted Uniform Plumbing Code, 2015 Edition.
- (d) That all references to the International Mechanical Code are deleted and shall reference the current adopted Uniform Mechanical Code, 2015 Edition.
- (e) That all piping, ducting and similar penetrations through walls, floors and ceilings shall be sealed to prevent entry of rodents and insects.
- (f) That all water service and supply lines crossing under sidewalks or driveways shall be enclosed within a sleeve two pipe sizes greater than the pipe passing through, so as to allow removal and replacement, and shall be at a minimum depth of 12 inches (305 mm) below finish grade unless otherwise required by the code official.
- (g) The use of streets, alleys and public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this section.
- (h) Construction materials and equipment shall not be placed or stored so as to obstruct any street, alley, public right-of-way, access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or obstruct the view of traffic.
- (i) Trenching and Excavating. Construction materials, trash, garbage, rubbish, and debris shall be secured or contained in approved covered containers so as to prevent such items from leaving the property, lot or construction site. Uncovered containers may be approved in writing at the discretion of the code official. Construction sites shall be kept neat, clean and orderly and free of hazards.
- (j) Underground utilities shall be located and marked before trenching or excavating. It shall be a violation of this ordinance to trench or excavate without properly making request for utility locates, and for damaging utilities that have been properly located. Requests shall be made using nationally recognized locating guidelines and procedures.

## EXHIBIT "H"

### Fire Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the *International Fire Code*, 2015 edition, including Appendix Chapters B, C, D, F, H, I and J. Appendix Chapters E and G are guidelines as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Cibolo, in the State of Texas regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in subsection a., b., and c., below:

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

(i) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending 101.1 to read as follows:

**101.1 Title.** These regulations shall be known as the *Fire Code* of Cibolo, hereinafter referred to as "this code".

(ii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending 104.6.2 to read as follows:

**104.6.2 Inspections.** The fire code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each. The fire code official shall inspect all businesses, buildings, and places open to the public in the City of Cibolo annually or more frequently required by the fire code official.

(iii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending 104.11.2 to read as follows:

**104.11.2 Obstructing operations.** Persons shall not obstruct the operations of the fire department in connection with extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, and no person shall obstruct the operations of the fire code official in connection with the investigation of any fire, or actions relative to other emergencies, or inspections, or disobey any lawful command of the fire code official in charge of the

investigation or any part thereof, or any lawful order of a police officer assisting the fire department.

(iv) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **105.4** to read as follows:

**105.4 Construction documents.** Construction documents shall be in accordance with this sections 105.4.1 through 105.4.6, and provide all information as required by the fire code official.

(v) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **105.4.2** to read as follows:

**105.4.2 Information on construction documents.** Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail and any other information as required by the fire code official and that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.

(vi) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **108.0 Board of Appeals** to delete sections **108.1 Board of appeals established**, **108.2 Limitations of Authority** and **108.3 Qualifications** in their entirety and substituting the following in lieu thereof:

**108.1 Board of appeals established.** A Board of Appeals is established under and shall operate pursuant to City of Cibolo Code of Ordinances Section 14-3.

(vii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **109.4** to read as follows:

**109.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a Class C misdemeanor, punishable by a fine of not more than \$2,000.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(viii) CHAPTER 1 SCOPE AND ADMINISTRATION is hereby amended by amending **111.4** to read as follows:

**111.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed

to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars.

(ix) CHAPTER 2 DEFINITIONS is hereby amended to add the following definitions:

**Rated Capacity.** The flow available from a hydrant at the designated residual pressure (rated pressure), either measured or calculated.

**Residual Pressure.** The pressure that exists in the distribution system, measured at the residual hydrant at the time the flow readings are taken at the flow hydrant.

**Static Pressure.** The pressure that exists at a given point under normal distribution system conditions measured at the residual hydrant with no hydrants flowing.

(x) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending 310.5 **Compliance with "No Smoking" signs** to add the following sentence at the end to read as follows:

"Designated smoking areas shall be approved by the fire code official."

(xi) CHAPTER 3 GENERAL REQUIREMENTS is hereby amended by amending 315.4 to read as follows:

**315.4 Outside storage.** Outside storage of combustible materials shall not be located within 10 feet (3,048 mm) of a property line.

**Exceptions:**

1. The separation distance is allowed to be reduced to 5 feet (1,524 mm) for storage not exceeding 6 feet (1,829 mm) in height.
2. The separation distance is allowed to be reduced when the fire code official determines that no hazard to the adjoining property exists.

(xii) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending 503.1.1 to read as follows:

**503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

The fire code official is authorized to require existing facilities, buildings or portions of a building to comply with this section.

**Exception:**

1. The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where:

1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3 There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

(xiii) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **506.1** to read as follows:

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location in/on new construction and in/on existing buildings and structures. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. The fire code official will require all businesses, buildings, and places open to the public in the City of Cibola to install approved key boxes. The type and brand shall be of one the fire department currently has a master key for.

(xiv) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5** to read as follows:

**507.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and appendix C.

(xiv) CHAPTER 5 FIRE SERVICE FEATURES is hereby amended by amending **507.5.5** to read as follows:

**507.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved by the fire code official. A 15-foot (4,572 mm) clear no parking space shall be maintained to each side of fire hydrants as measured from the centerline of the hydrant barrel.

(xv) CHAPTER 6 BUILDING SERVICES AND SYSTEMS is hereby amended by amending **607.7** to read as follows:

**607.7 Elevator keys.** Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department or provided to the fire department. Keys for the elevator car doors and fire-fighter service keys shall be of a type and brand currently used in the city and/or that the fire department has a master key for.

(xvi) CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES is hereby amended by amending **703.2.1** to read as follows:

**703.2.1 Signs.** Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high and of contrasting color to the background to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.

(xvii) CHAPTER 9 FIRE PROTECTION SYSTEMS is hereby amended by amending **901.2** to add second paragraph and items (1) through (11) to read as follows:

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

1. A site plan showing all buildings, fire department connections, fire hydrants, fire apparatus access roads, alleys, driveways, sidewalks, and similar items. To include lengths and widths.
2. A floor plan, which shows and indicates the use of all rooms, and all occupancies in the building including dimensions.
3. Unit plans which shows location and size of walls, rooms, doors, concealed spaces, closets, attics, and bathrooms.
4. Dimensions of aisles, corridors, hallways, and stairways, doorways (door openings), including direction of swing.
5. Full height cross-section, or schematic diagram of the riser detail showing alarm valve assembly, flow switch(s), water motor alarm or



equivalent, check valves assemblies, drain valve assemblies, and all associated piping.

6. Full height cross-section, or schematic diagram, including structural member information and including ceiling and wall construction and method of protection for nonmetallic piping and penetrations.

7. A mechanical system over lay showing no conflict with fire sprinkler system.

8. Manufactures specifications and ratings on equipment and materials, to include but not limited to sprinkler heads, couplings, valves, mounting brackets, hardware, hangers, alarm valves, switches, sensors, gauges, and similar components.

9. Location and description of all required signs.

10. Any additional information required by the fire code official.

11. The construction documents submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any sprinklers, devices, piping, or fittings.

(xviii) CHAPTER 9 FIRE PROTECTION SYSTEMS is hereby amended by amending **912.2** to read as follows:

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

(xix) CHAPTER 9 FIRE PROTECTION SYSTEMS is hereby amended by amending **912.4.1** to read as follows:

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

(xx) CHAPTER 28 LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND WOODWORKING FACILITIES is hereby amended by amending **2807.2** to read as follows:

**2807.2 Size of piles.** Piles shall not exceed 40 feet (7,620 mm) in height, 200 feet (45,720 mm) in width and 350 feet (76,200 mm) in length. Piles shall be separated from adjacent piles or other exposures by approved fire apparatus access roads.

**Exception:** The fire code official is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based on the capabilities of the system installed.

(xxi) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5704.2.9.6.1** to read as follows:

**5704.2.9.6.1 Locations where above ground tanks are prohibited.** Storage of Class I and II liquids in above ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except: agriculture use in residential single-family - rural, light industrial, and heavy industrial. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

(xxii) CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS is hereby amended by amending **5706.2.4.4** to read as follows:

**5706.2.4.4 Locations where above ground tanks are prohibited.** The storage of Class I and II liquids in above ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

Prohibited locations shall be in all zoning districts except: agriculture use in residential single-family - rural, light industrial, and heavy industrial. Setback requirements shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, nature of occupancy of adjacent structures, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided, and capabilities of the local fire department.

(xxiii) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.1** to read as follows:

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7,925 mm), exclusive of shoulders (See Figure D103.1). The fire code official is authorized to increase the minimum width.

(xxiv) APPENDIX D FIRE APPARATUS ACCESS ROADS is hereby amended by amending **D103.4** to read as follows:

**D103.4 Dead ends.** Dead end fire apparatus access roads in excess of 150 feet (45,720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. The fire code official is authorized to increase the minimum width.

(xxv) APPENDIX H HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) INSTRUCTIONS is hereby amended by amending **H101.2** to read as follows:

**H101.2 Part B—General Facility Description/Site Plan** is amended to allow the site plan that was submitted for initial review to be used for this purpose if the required information is on it.

- (b) All references to the ICC *Electrical Code* are deleted and shall reference the current adopted version of the National Electric Code, 2017 Edition.
- (c) All references to the International Plumbing Code are deleted and shall reference the current adopted Uniform Plumbing Code, 2015 Edition.
- (d) All references to the International Mechanical Code are deleted and shall reference the current adopted International Mechanical Code, 2015 Edition.
- (e) That all pressure gauges installed or used for testing shall have the working range in the middle third of the gauges minimum and maximum pressure ends.

## EXHIBIT "I"

### Uniform Mechanical Code, 2015 Edition

That a certain document, two (2) copies of which are on file in the office of the Building Official of Cibolo, being marked and designated as the Uniform Mechanical Code, 2015 Edition, including Appendix Chapter F, as published by the International Association of Plumbing and Mechanical Officials, be and is hereby adopted as the Mechanical Code of the City of Cibolo, in the State of Texas regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the Building Official of the City of Cibolo are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in (a), (b) and (c) of Exhibit "H" to this Ordinance.

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

(i) CHAPTER 1 ADMINISTRATION is hereby amended by amending **101.1** to read as follows:

This document shall be known as the Mechanical Code of Cibolo, hereinafter referred to as "this code."

(ii) CHAPTER 1 ADMINISTRATION is hereby amended by amending **104.5** to read as follows:

**104.5 Fees.** Permit fees for mechanical work shall be assessed in accordance with the provisions of this section and as set forth in the fee schedule as adopted by the city of Cibolo.

(iii) CHAPTER 1 ADMINISTRATION is hereby amended by amending **104.5.3** to read as follows:

**104.5.3 Fee refunds.** The city of Cibolo shall be permitted to authorize the refunding of a fee as reflected in the adopted Fee Schedule for Refund policy.

(iv) CHAPTER 1 ADMINISTRATION is hereby amended by amending **106.4** to read as follows:

**106.4 Stop work orders.** Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is

authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than \$100.00 dollars or more than \$500.00 dollars.

- (v) CHAPTER 1 ADMINISTRATION is hereby amended by amending **107.0 Board of Appeals** to delete sections **107.1 General** and **107.2 Limitations of Authority** in their entirety and substituting the following in lieu thereof:

**107.1 General.** A Board of Appeals is established under and shall operate pursuant to City of Cibola Code of Ordinances Section 14-3.

- (vi) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **304.4** to change the title to **Appliances in Attics, Above-the-Ceiling and Under-Floor Spaces** and to read as follows:

**304.4. Appliances in Attics, Above-the-Ceiling and Under-Floor Spaces.** An attic, above-the-ceiling (including dropped grid systems), or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches (559 mm by 762 mm).

- (vii) CHAPTER 3 GENERAL REGULATIONS is hereby amended by amending **304.4 Appliance in Attics, Above-the-Ceiling Spaces and Under-Floor Spaces** to add subsection 304.4.5 to read as follows:

**304.4.5 Access to appliances in elevated locations.** Appliances located in attics and above the ceiling spaces shall be provided with a permanent or foldaway inside stairway or ladder terminating in an enclosure, scuttle, or trap door.

- (viii) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **603.1 General** to add new subsection to read as follows:

**603.1.1** When installing ducts in buildings that will have spray foam insulation, a minimum of 12" clearance shall be maintained from roof deck for proper installation of insulation.

- (ix) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **603.10 Joints and Seams of Ducts** to add subsection **603.10.1** to read as follows:

**603.10.1 Mastic Seal.** All joints and seams for duct systems shall be sealed with mastic and any damaged air ducts or duct boards must be repaired with a listed material.

(x) CHAPTER 6 DUCT SYSTEMS is hereby amended by amending **604.0 Insulation of Ducts** to add new section 604.2 to read as follows:

**604.2 Air Handler Duct Work.** Air ducts conveying air to and from any air handler unit will be required to have a minimum insulation rating of R-8.

- (b) All references to the ICC *Electrical Code* are deleted and shall reference the current adopted version of the National Electric Code, 2017 Edition.
- (c) All references to the International Plumbing Code are deleted and shall reference the current adopted Uniform Plumbing Code, 2015 Edition.