

**ORDINANCE NO. 20071018-086**

**AN ORDINANCE AMENDING CHAPTER 25-12, ARTICLE 6 (PLUMBING CODE) OF THE CITY CODE TO AMEND REGULATIONS REGARDING WATER CONSERVATION, PERMITTING, RECLAIMED WATER SYSTEMS, AND GAS PIPING.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Section 25-12-151(*Plumbing Code*) of the City Code is amended to repeal and replace Subsection (B) to read:

(B) The following provisions of the 2003 Plumbing Code are deleted:

Section 101.4.1.3	Section 101.5.3	Section 103.1.2
Section 103.1.3	Section 103.4	Section 103.5.1
Section 313.7	Section 320.0	Section 413.6
Table 5-1	Section 501.0	Section 508.4
Section 608.2	Section 704.3	Section 710.3.3
Section 712.0	Section 713.4	Section 801.3
Section 807.4	Section 905.3	Table 10-2
Section 1009.2	Section 1014.1	Section 1014.4
Section 1017.1	Section 1017.2	Section 1101.1
Section 1101.3	Section 1101.4	Section 1101.5
Section 1101.6	Section 1101.9	Section 1101.10
Section 1102.1.1	Section 1102.2.1	Section 1104.3
Section 1106.3	Section 1109.0	Section 1202.0
Section 1204.3.1	Section 1204.3.2	Section 1204.4
Section 1205.2	Section 1209.5.3.2	Section 1211.3.2
Section 1213.0	Section 1214.0	Table 12-5
Table 12-6	Section 1501.1	Section 1507.1

**PART 2.** Section 25-12-153 (*Local Amendments to the Plumbing Code*) is amended to delete the following sections:

Section 103.1.3 (*Homestead Permit*)  
Table 4-1.1 (*Minimum Plumbing Facilities for Certain Occupancies*)  
Table 4-1.1 (*Minimum Plumbing Facilities*)  
Section 612.0 (*Plumbing for Multi-family Sub-meters*)

**PART 3.** Section 25-12-153 (*Local Amendments to the Plumbing Code*) is amended to amend the following sections to read:

**508.4 Protection From Damage.** When a water heater is located in an attic or furred space where damage may occur from a leaking water heater, a watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum three-quarter (3/4) inch diameter drain to an approved [~~approve~~] location. The water heater pan shall have a depth of two (2) inches and have a diameter that is two (2) inches larger than the water heater.

## **712.2 Testing Procedures for Drain, Waste and Vent Piping.**

(2) When moisture [~~moister~~] conditions make it impractical [~~impracticable~~] to verify tightness of joints in a drainage system with a water test, the system shall be tested with air using a Class 1A diaphragm test gauge calibrated to an accuracy of  $\pm 1$  percent of the span. Refer to Section 319.0 (*Test Gauges*) of this Code for gauge requirements.

**804.1** All plumbing fixtures or other receptors receiving the discharge of indirect waste pipes shall be approved for the use proposed and shall be of such shape and capacity as to prevent splashing or flooding and shall be located where they are readily accessible for inspection and cleaning. No standpipe receptor for any clothes washer shall extend more than thirty (30) inches (762 mm), nor less than eighteen (18) inches (457 mm) above its trap. No trap for any clothes washer standpipe receptor shall be installed below the floor, but shall be roughed in not less than six (6) inches (152 mm) and not more than eighteen (18) inches (457 mm) above the floor. No indirect waste receptor shall be installed in any toilet room, closet, cupboard, or storeroom, nor in any other portion of a building not in general use by the occupants thereof; except standpipes for clothes washers may be installed in toilet and bathroom areas when the clothes washer is installed in the same room.

[A new exception is added.]

**Exception.** Hub drains receiving the discharge from water heater temperature and pressure valve drains [~~T & P drains~~], pan drains, condensation drains and other similar drains may be located under kitchen sink cabinets, water heater closets, walk-in storage rooms and other similar accessible locations.

**1014.1** When pretreatment is required, an approved type grease trap complying with Austin Water Utility regulations shall be installed in the waste discharge leading from sinks, drains, and other fixtures or equipment. Grease traps are required in commercial or institutional food preparation business, including; food processors, bakeries, restaurants, schools, hospitals, retirement homes, assisted living centers, grocery stores or other commercial or institutional food preparation facilities where grease may be introduced into the drainage or sewage system in quantities that can effect line stoppage or hinder sewage treatment or private sewage disposal. A grease trap is not required for one-and-two-family dwelling units.

### **1109.2.1 Test Procedures for Material other than Polyvinyl Chloride (PVC) Drainage Piping.**

- (5) When moisture or wet [~~moister~~] conditions make it impractical [~~impracticable~~] to verify tightness of joints in a drainage system with a water test, the system shall be tested with air using a Class 1A diaphragm test gauge calibrated to an accuracy of  $\pm 1$  percent of the span. Refer to Section 319.0 (*Test Gauges*) of this Code for gauge requirements.

### **1109.2.2 Testing Procedures for Drain, Waste, and Venting Plastic Piping.**

- (5) When moisture or wet [~~moister~~] conditions make it impracticable to verify tightness of joints in a drainage system with a water test, the system shall be tested with air using a Class 1A diaphragm test gauge calibrated to an accuracy of  $\pm 1$  percent of the span. Refer to Section 319.0 (*Test Gauges*) of this Code for gauge requirements.

### **1204.3.2 Final Gas Inspection.**

- (1) Low Pressure Final Gas Test. A low-pressure gas distribution system shall be tested with a minimum of five (5) pounds of air, carbon dioxide, or nitrogen pressure for ten (10) minutes using a Class 1A [~~Class 1A~~] diaphragm gauge test gauge calibrated to an accuracy of  $\pm 1\%$  of the span. Refer to Section 319.0 (*Test Gauges*) of this Code for gauge requirements.

**PART 3.** Section 25-2-153 (*Local Amendments to the Plumbing Code*) is amended to add the following sections:

**101.4.1.3 Existing Construction.** No provision of this Code shall be deemed to require a change in any portion of a plumbing or drainage system or any other work regulated by this Code in or on an existing building or lot when such work was installed and is maintained in accordance with law in effect before the effective date of this Code, except when any such plumbing or drainage system or other work regulated by this Code is determined by the Authority Having Jurisdiction to be dangerous, unsafe, unsanitary, or a nuisance and a menace to life, health, or property, or where retrofit is required by Chapter 6-4, Article 1 (*Plumbing Fixture Retrofit*) of the City Code.

**101.5.3 Existing Installation.** Plumbing systems lawfully in existence at the time of the adoption of this Code may have their use, maintenance, or repair continued if the use, maintenance, or repair is in accordance with the original design and location and no hazard to life, health, or property has been created by such plumbing system unless retrofit is required by Chapter 6-4, Article 1 (*Plumbing Fixture Retrofit*) of the City Code.

**103.1.3 Homestead Permit.** A person who is not licensed to perform plumbing work may perform plumbing work within a residence owned by the person if the requirements of this section are met.

- (1) The residence is the person's homestead.
- (2) The work does not include plumbing work that involves natural gas plumbing systems.
- (3) The residence is the person's principal residence.
- (4) The person has not secured a homestead permit for another residence within the prior 24 month period.
- (5) The person must have owned and occupied the property as of January 1 of the tax year in which the person applies for a homestead permit.
- (6) A person must obtain a homestead permit and pay required permit fees before beginning any electrical, mechanical, or plumbing work. A person must apply for a homestead permit in person and must file an affidavit stating that the location at which the work is to be done is the person's homestead.
- (7) A person who has obtained a homestead permit may not allow or cause any person to perform plumbing work under the permit. The building official may suspend or revoke a homestead permit if work done under the permit is performed by anyone other than the person who obtained the permit.
- (8) A person may not transfer a permit to another person.
- (9) A person performing plumbing work under a homestead permit shall present a picture identification to verify that the person is authorized to perform work under the homestead permit when requested by the building official or his designee.
- (10) A homestead permit shall not be issued for plumbing work on a mobile, modular or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the mobile, modular or manufactured home is located in a mobile home park, mobile home community or other commercial premises.

**103.1.5 Special Inspections Program.** The building official may establish by rule an inspection program of plumbing components identified in this section in buildings within the zoning jurisdiction of the City and outside of the zoning jurisdiction under agreement with a municipal utility district or where the City provides water or wastewater service of the City.

Under the program, the building official shall inspect work performed under one out of five of the applications submitted.

The special inspection program applies to the replacement of an existing:

- (1) hot water heater not exceeding 100 gallons or 75,000 BTUs; and
- (2) backflow device.

**424.0. Minimum Plumbing Facilities for Certain Occupancies.** Table 4-1.1 (*Minimum Plumbing Facilities*) includes the minimum fixture requirements for the following occupancies:

- (1) office or public buildings for employee use (5000 square feet or less);
- (2) retail or wholesale;
- (3) exercise and health spas;
- (4) restaurants, pubs, and lounges (4500 square feet or less);
- (5) libraries;
- (6) workshops; and
- (7) warehouses.

## TABLE 4-1.1 MINIMUM PLUMBING FACILITIES

Each building shall be provided with sanitary facilities, including provisions for the physically handicapped as prescribed by the Department having jurisdiction. For requirements for the handicapped, Texas accessibility Standards shall be used.

The total occupant load shall be determined by minimum exiting requirements. The minimum number of fixtures shall be calculated at fifty (50) percent male and fifty (50) percent female based on the total occupant load.

<i>Type of Building or Occupancy</i>	<i>Water Closets (Fixtures per Person)</i>		<i>Urinals (Fixtures per Person)</i>	<i>Lavatories (Fixtures per Person)</i>		<i>Drinking Fountains (Fixtures per Person)</i>
	Male	Female	Male	Male	Female	
Offices or Public Buildings for Employee Use (For use with 5000 total square feet or less using 100 square feet per person.)	1:1-15 2:16-25	1:1-15 2:16-25	0:1-15 1:16-50	1per 40	1per 40	See Note (2) for Offices.
Retail or Wholesale Stores (use 200 square feet per occupant for the minimum number of plumbing fixtures)	Male 1:1-50 2:51-100 3:101-400  Over 400, add one for each additional 500 males	Female 1:1-50 2:51-100 3:101-200 4:201-300 5:301-400  Over 400, add one for each additional 150 females	No urinals required	One for each two water closets.		See Note (2) for Retail.
Exercise and Health Spas (use 50 square feet per occupant for the minimum number of plumbing fixtures)	Male 1:1-30 2:31-60  Over 60 add 1 fixtures for each 40 males	Female 1:1-30 2:31-60  Over 60 and 2 fixtures for each 40 females	No urinals required	Male 1: 1-60 2:61-120  Add 1 fixture for each addition 60 persons No urinals required	Female 1:1-60 2:61-120  Add 1 fixture for each addition 60 persons	One drinking fountain for the first 150 persons, and one additional fountain for each additional 300 persons thereafter.
Restaurants, Pubs and Lounges (for use with up to 4500 square feet of space)	Male 1:1-50 2:51-150	Female 1:1-25 2:26-50 3:51-150	Male 1:1-150	Male: 1:151-200 2:151-200	Female 1:1-150 2:151-200	None required.
Libraries	Male 1:1-50 2:51-300  Over 300 add 1 fixture for each additional 300 males	Female 1:1:50 2: 51-300  2 fixtures for each 300 additional females.	No urinals required	Male 1:1-100 2:100-300  Over 300, add 1 fixture for each additional 300 males	Female 1:1-100 2:100-300  Add 2 fixtures for each 300 additional females	One drinking fountain for the first 150 persons, and one additional fountain for each additional 300 persons thereafter.  A minimum of one fountain per floor is required.

Workshops and Foundries (use 2000 square feet per occupant for the minimum number of plumbing fixtures)	Male 1:1-10 2:11-15 3:25-50 4:51-75 5:76-100  Over 100 persons, add one fixture for each additional 300 males.	Female 1:1-10 2:11-15 3:25-50 4:51-75 5:76-100  Over 100 persons, add one fixture for each additional 300 females.	No urinals required.	One for each two water closets.	One drinking fountain for the first 150 persons, and one additional fountain for each additional 300 persons thereafter.
Warehouses (use 5000 square feet per occupant for the minimum number of plumbing fixtures)	Male 1:1-10 2:11-15 3:25-50 4:51-75 5:76-100  Over 100 persons, add one fixture for each additional 300 males.	Female 1:1-10 2:11-15 3:25-50 4:51-75 5:76-100  Over 100 persons, add one fixture for each additional 300 females.	No urinals required	One per 40 occupants of each sex.	One drinking fountain for the first 150 persons, and one additional fountain for each additional 300 persons thereafter  See Note (2).

Table 4-1.1 Footnotes.

- (1) Location and quantity of hand washing facilities (lavatory or hand sink) shall meet the requirements of the Health Department.
- (2) Mercantile and Business occupancies consisting of 5000 square feet or less shall have one drinking fountain, or an accessible break room sink for public and employee use. Each floor occupied shall have one accessible drinking fountain and/or a break room sink.

**411.3.1 Urinal Flushometer.** New installation of a flushometer valve shall have a maximum discharge of (1/2) one-half gallon per flush.

**608.2 Excessive Water Pressure.** If local static water pressure is in excess of sixty-five (65) pounds per square inch, an approved pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to sixty-five (65) pounds per square inch or less. For potable water services up to and including one and one-half (1-1/2) inch regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses shall be acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily

accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on eighty (80) percent of the reduced pressure when using Table 6-5 (*Fixture Unit Table for Determining Water Pipe and Meter Sizes*).

**612.0 Plumbing for Multi-family Sub-meters.** Each newly constructed multi-family housing unit and each newly constructed residential unit in a mixed-use facility, shall have a single cold water stub out supplying all fixtures in each dwelling unit supplied by the master meter. A City meter or privately-owned water meter shall be installed for each newly constructed unit at the time of construction. Each stub out shall have a shut off valve immediately ahead of the private meter location. The meter shall have a clearance of at least four (4) inches on all sides. The location of the private meter installation must be accessible for reading, testing, replacement, and inspection of the private meter.

**Exceptions:**

The following developments are not required to comply with this section:

- (1) a condominium development; and
- (2) a development that has a centralized hot water system.

**613.0 Cooling Towers.** New and replaced cooling tower installations must include makeup and blowdown meters, conductivity controllers, overflow alarms, drift eliminators, and a minimum of 5 cycles of concentration.

**614.0 Landscaping Irrigation**

**614.1 New Commercial and Multi-family Landscape Irrigation.**

- (1) A new commercial and multi-family irrigation system must be designed and installed so that:
  - (a) there is not direct overspray onto non-irrigated areas;
  - (b) the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands);
  - (c) above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
  - (d) the irrigation system has a master valve;
  - (e) circuit remote control valves have adjustable flow controls;
  - (f) serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
  - (g) the irrigation system has a City-approved weather based controller;



- (h) an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
  - (i) zone valves and circuits are separated based on plant water requirements;
  - (j) an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
  - (k) no component of the irrigation system deviates from the manufacturer's recommended use of the product.
- (2) The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
- (3) The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include: (1) a chart containing zone numbers, precipitation rate, and gallons per minute; and (2) the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.
- (4) The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection (1) when the final plumbing inspection is performed by the City.

#### **614.2 One and Two Family Dwelling Landscape Irrigation.**

- (1) New irrigation systems for one-and two-family dwellings must be designed and installed so that:
- (a) there is not direct overspray onto non-irrigated areas;
  - (b) the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands);
  - (c) above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
  - (d) the irrigation system has a master valve;
  - (e) a working soil moisture sensor or an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
  - (f) zone valves and circuits are separated based on plant water requirements;
  - (g) an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
  - (h) no component of the irrigation system deviates from the manufacturer's recommended use of the product.

- (2) The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
- (3) The irrigation installer shall develop and provide a water budget to the City at the time the final plumbing inspection is performed. The water budget shall include: (1) a chart containing zone numbers, precipitation rate, and gallons per minute; and (2) the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.
- (4) The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection (1) when the final plumbing inspection is performed by the City.

**615.0** Commercial garbage disposal unit installations shall be prohibited in restaurants and cafeterias.

**1011.2.1** Automatic commercial vehicle wash conveyors washes shall be limited to 40 gallons of water use or less per vehicle.

**1011.2.2** In-bay passenger vehicle washes are limited to 55 gallons of water use or less per vehicle.

**1011.2.3** Large vehicle (bus or large truck washes are limited to 75 gallons of water use or less per vehicle.

**1011.2.4** Hand wash nozzles shall not use more than 3 gallons per minute.

**1211.2.1.1 Piping.** All exposed gas piping shall be kept at least six (6) inches above grade or structure. The term "building or structure" shall include structures such as porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walls, covered driveways, and similar structures of appearance.

**1312.1.2 Liquid Ring Surgical and Dental Vacuum Pump Installations.** Liquid ring surgical and dental vacuum pump installations are prohibited in the City's jurisdiction.

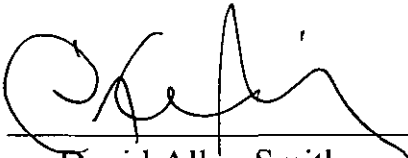
**PART 4.** This ordinance takes effect on January 1, 2008.

**PASSED AND APPROVED**

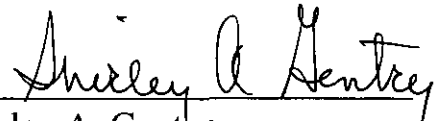
October 18, 2007

§  
§  
§ Betty Dunkerley for  
Will Wynn  
Mayor

APPROVED:

  
David Allan Smith  
City Attorney

ATTEST:

  
Shirley A. Gentry  
City Clerk