

Ordinance repealing and reenacting The Code of Ordinances, City of Corpus Christi Chapter 14, Article II, City of Corpus Christi Technical Construction Codes Divisions 1-8: Division 1, "Scope and Administration of Technical Construction Codes," Sections 14-201 thru 14-207. Division 2, "Building Code and Existing Building Code," Sections 14-231 thru 14-232. Division 3, "Electrical Code," Section 14-241. Division 4, "Energy Conservation Code," Section 14-251. Division 5, "Fuel Gas Code," Section 14-261. Division 6, "Mechanical Code," Section 14-271. Division 7, "Plumbing Code," Section 14-281. Division 8, "Residential Code," Section 14-291

WHEREAS, in furtherance of the public health, necessity, convenience, safety and the general welfare of the inhabitants of the City of Central ("City"), the City Council desires to update its ordinances to include the latest versions of the International Building Codes ("Code of Ordinances"); and

WHEREAS, copies of said Codes of Ordinances are available in the office of the City Secretary for review and inspection by the public; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Chapter 14 - DEVELOPMENT SERVICES

Cross reference— Administration, Ch. 2; beachfront management and construction, Ch. 10; code enforcement, housing and housing premises standards, and neighborhood improvement, Ch. 13; streets and sidewalks, Ch. 49; utilities, Ch. 55; zoning, Ch. 59.

ARTICLE I. - RESERVED

Secs. 14-1—14-200. - Reserved.

ARTICLE II. - CITY OF CORPUS CHRISTI TECHNICAL CONSTRUCTION

Editor's note—Ord. No. 029343, § 1, adopted Jan. 10, 2012, repealed the former Art. II, §§ 14-201—14300, and enacted a new Art. II as set out herein. The former Art. II pertained to similar subject matter. See the Code Comparative Table for full derivation.

State Law reference— Municipal regulation of housing and other structures, V.T.C.A., Local Government Code § 214.001 et seq.; home rule municipality may require buildings to comply with energy conservation standards, V.T.C.A., Local Government Code § 214.901; municipal authority concerning substandard building, V.T.C.A., Local Government Code § 214.001; additional authority to secure substandard building, V.T.C.A., Local Government Code §§ 214.0011, 214.0015.

DIVISION 1. - SCOPE AND ADMINISTRATION OF TECHNICAL CONSTRUCTION CODES

Sec. 14-201. - Purpose.

- 1.1 The purpose of this article is to provide for the scope and administration of the City of Corpus Christi Technical Construction Codes, including the City of Corpus Christi Building Code, Existing Building Code, Electrical Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One and Two Family Dwellings.
- 1.2 The City of Corpus Christi has adopted, with local amendments effective September 1, 2016, the International Code Council (ICC), 2015 editions of the International Building Code, Existing Building Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One and Two Family Dwellings and the National Fire Prevention Association (NFPA) National Electrical Code, 2014 edition, as the City's Electrical Code, copies of which, authenticated by the signatures of the mayor and city secretary, are made public record by sections 14-231 (Building Code), 14-232 (Existing Building Code), 14-241 (Electrical Code), 14-251 (Energy Conservation Code), 14-261 (Fuel Gas Code), 14-271 (Mechanical Code), 14-281 (Plumbing Code), and 14-291 (Residential Code).
- 1.3 Copies of the adopted codes are on file in the city secretary's office.
- 1.4 Collectively these codes, as adopted and amended, are known as the City of Corpus Christi Technical Construction Codes, and are known individually as the City of Corpus Christi Building Code, Existing Building Code, Electrical Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One and Two Family Dwellings.

Sec. 14-202. - Definitions.

As used in this article and the city technical construction codes:

Board means the applicable appeal or advisory board appointed by the city council, including the board landmark commission, and zoning board of adjustment, building code board of appeal, electrical advisory board, or mechanical/plumbing advisory board.

Building inspector means an individual, designated by the building official as a building inspector, who has proper code certifications from a model code organization.

Building official means the person designated by the city manager to administer and enforce the city technical codes. The term also includes an individual designated in writing by the city manager to act on behalf of the building official.

Building section means the section of inspections operations charged with responsibility for administration of the city building code and the residential code, except for the electrical, fuel gas, mechanical, and plumbing provisions.

Certificate of occupancy means a certificate issued by the building official that authorizes occupancy of a building or structure or portions of a building or structure, for its authorized use, or temporary events.

Change of use/occupancy means any change in the use, purpose, or level of activity within any building, or portion thereof that merits a change in application of the requirements of the present building code.

City means the territory within the corporate limits of the city, or the legally constituted governing body of the city, its agents, employees, and its officers.

Code enforcement official means the employee of the city designated in writing by the city manager to make application for administrative and criminal search warrants under authority of the Texas Code of Criminal Procedure, Article 18.05, as the warrants may be necessary to enforce any provision of the Code of Ordinances of the City of Corpus Christi or other municipal ordinances duly promulgated.

Design professional means a registered architect or licensed professional engineer legally registered or licensed under the laws of this state, registered or licensed in this state, and regulating the practice of architecture or engineering.

Director of development services means the department head who supervises the building official, the director of planning, and the special services engineer and oversees administration of inspections operations, planning, and special engineering services.

Electrical inspector means an individual, designated by the building official as an electrical inspector, who holds a current and valid master electrician license issued pursuant to the Texas Department of License Regulation.

Electrical section means the section of inspections operations charged with responsibility for administration of the city electrical code.

Electrical system means any electrical wiring system and the appurtenances, apparatus, or equipment used in connection with the use of electrical energy in, on, outside, or attached to a building, residence, structure, property, or premises for light, heat, power, or signaling purposes. The term includes service entrance conductors, as defined by the National Electrical Code, and any ducts, raceways, or conduits for the reception or protection of wires or conductors.

Final inspection means the inspection that is made when the scope of building, electrical, energy conservation, fuel gas, mechanical, and plumbing work on a permit is complete.

Floodplain administrator means the person designated in writing by the city manager who is responsible for administration of the city flood hazard prevention code.

Fuel gas system means any piping, fixtures, appurtenances, and appliances that supply fuel gas from the fuel gas supply outside the building or premises to an appliance that utilizes fuel gas to produce light, heat, power, refrigeration, or air conditioning; any fuel utilization equipment, including any appliance that utilizes fuel gas to produce light, heat, power, refrigeration, or air conditioning; any equipment that utilizes a fuel gas; and any pipes or ducts used to carry the products of combustion from the fuel utilization equipment to the atmosphere.

Inspection operations means the division within the department of development services charged with the responsibility for the administration of the city technical construction codes, and includes any employee of the city, who has been delegated authority to carry out duties relating to the administration of the technical construction codes.

Inspector means an employee of the city, designated by the building official, to inspect structures, components, installations, and other work for compliance with the technical construction codes of the city.

Licensed installer means a person who actually connects an irrigation system to a private or public raw or potable water supply system or any water supply, who is licensed under Chapter 34 of the Texas Water Code.

Licensed irrigator means an irrigator who is licensed under Chapter 34 of the Texas Water Code.

Licensed plumber means a person who holds a current and valid license issued pursuant to the Texas State Board of Plumbing Examiners, and under the Plumbing License Law.

Licensed plumbing inspector means a person who holds a current and valid license issued pursuant to the Texas State Board of Plumbing Examiners and under the Plumbing License Law.

Maintenance means the act of keeping in a state of safe operating condition any construction component, structural member, electrical, energy conservation, fuel gas, mechanical, or plumbing system or piece of equipment used inside or outside, attached or connected to any structure or building system by the replacement of components, members, or elements thereof, but may not include additions to, or replacement of any existing system or extension of a structure or system.

Mechanical/plumbing section means the section of inspections operations charged with responsibility for administration of the city fuel gas, mechanical, and plumbing codes.

Mechanical system means any permanently installed systems used to control environmental conditions, such as the temperature, humidity, cleanliness, and distribution of air and related processes within a building or structure, and includes the equipment or a product in an environmental air conditioning system; hydronic piping systems; a commercial refrigeration system; and special heating systems, such as boilers, cooking equipment, fireplaces, kilns, stoves, furnaces, and dryers.

Open-structure means a structure, or appurtenance, which is not enclosed or confined by walls or other barriers on more than fifty (50) per cent of its perimeter, i.e., two (2) sides of its perimeter walls (floor to ceiling), and permits the unobstructed flow of natural environmental air.

Plumbing system means the water supply and distribution pipes; plumbing fixtures and traps; water treating or water-using equipment; soil, waste, and vent pipes; sanitary and storm sewers and building drains; and any piping, fixtures, appurtenances, and appliances, including disposal systems, drain or waste pipes, or any combination of these that supply, recirculate, drain, or eliminate water, storm water, fuel gas, medical gasses and vacuum, liquids, and sewage for all personal or domestic purposes in and about buildings where persons live, work, or assemble; connect buildings and structures with the source of water, gas, or other liquid supply, or combinations of these, on the premises, or the utility supply mains on public property; and carry waste water, sewage, or storm water from or within a building to the sewer service lateral or storm water system on public property or the disposal or septic terminal that holds private or domestic sewage.

Service system means any electrical, energy conservation, fuel gas, mechanical, or plumbing system.

Temporary or conditional certificate of occupancy means a certificate that authorizes temporary or conditional occupancy of an entire building or only those portions of a building that can be safely occupied prior to final completion and full occupancy of the building. A temporary certificate of occupancy may also be issued for temporary events or temporary structures that will be removed after a specified time.

Sec. 14-203. - Damage to city infrastructure.

- 1.1 Every contractor and owner, who makes, contracts, or causes contracts to be made for the installation or repair of a building, structure, electrical, gas, mechanical, plumbing, or energy conservation system, shall repair or replace any component of the city's utility or street infrastructure that is damaged as a result of such installation or repair.
- 1.2 Repairs to the city's utility or street infrastructure must be completed to the satisfaction of the city's director of engineering services.

(Ord. No. 029343, § 1, 1-10-2012)

Sec. 14-204. - Restrictions on employees.

An officer or employee connected with inspections operations, except one whose only connection is as a member of an appeal board or advisory committee established by this code, may not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system, or in the making of plans or of specifications thereof, unless he is the owner of such. This officer or employee may not engage in any other work, which is inconsistent with the officers or employee's duties or conflicts with the interests of the division. The City of Corpus Christi Code of Ethics govern the conduct of board members, officers, and employees of the city.

(Ord. No. 029343, § 1, 1-10-2012)

Sec. 14-205. - Registration

(1) Electrical license law.

- 1.1 Licensing of Electricians and Electrical Contractors is regulated by Title 8, Texas Occupations Code, Chapter 1305 and 16 Texas Administrative Code and Chapter 73 administered by the Texas Department of License Regulation.
- 1.2 If an application for a permit indicates that the work, or any portion of the work to be done, is required by that law to be performed by a licensed electrician or electrical contractor, then the building official may issue the permit only if the applicant holds the required license and has paid the annual electrical contractor registration fee required by section 14-1313 Technical Construction Codes Fee Schedules.
- 1.3 The license holder must furnish a certificate of insurance evidencing the insurance coverage required by the Commissioner of Licensing and Regulations under Section 1302.102, Texas Occupations Code.
 - 1.3.1 The insurance coverage must include a provision that in the event the coverage is canceled or reduced the insurance carrier will notify the inspections operations of the city at least ten (10) days prior to the cancellation or reduction in coverage.
 - 1.3.2 A permit holder's permit may be suspended during any period in which the permit holder fails to maintain the required insurance coverage in effect.
- 1.4 Affidavit. A person licensed as an electrician or electrical contractor by the State of Texas may file an affidavit with inspections operations

authorizing a designated agent to apply for and receive permits in the person's behalf, and affirming that the licensed person assumes all responsibility for any permit obtained by the agent.

(2) Mechanical license law.

- 2.1 Licensing of mechanical contractors is regulated by the Air Conditioning and Refrigeration Contractor License Law, Chapter 1302, Texas Occupations Code.
- 2.2 If an application for a permit indicates that the work, or any portion of the work to be done, is required by that law to be performed by a licensed mechanical contractor, then the building official may issue the permit only if the applicant holds the required license and has paid the annual mechanical contractor registration fee required by section 14-1313 Technical Construction Codes Fee Schedules.
- 2.3 The license holder must furnish building operations with a certificate of insurance evidencing the insurance coverage required by the Commissioner of Licensing and Regulations under Section 1302.102, Texas Occupations Code.
 - 2.3.1 The insurance coverage must include a provision that in the event the coverage is canceled or reduced the insurance carrier will notify the inspections operations of the city at least ten (10) days prior to the cancellation or reduction in coverage.
 - 2.3.2 A permit holder's permit may be suspended during any period in which the permit holder fails to maintain the required insurance coverage in effect.
- 2.4 Affidavit. A person licensed as a mechanical contractor by the State of Texas may file an affidavit with inspections operations authorizing a designated agent to apply for and receive permits in the person's behalf, and affirming that the licensed person assumes all responsibility for any permit obtained by the agent.

(3) Plumbers license law.

- 3.1 Licensing of plumbers is regulated by "The Plumbing License Law", Chapter 1301 of the Texas Occupations Code.
- 3.2 If an application for a permit indicates that the work, or any portion of the work to be done, is required by the law to be performed by a licensed plumber, then the building official may issue the permit only if the applicant holds the required license.

- 3.3 Licensing of irrigators is regulated by Chapter 1903, Texas Occupations Code.
- 3.4 If an application for a permit indicates that the work to be done is required by the law to be performed by a licensed irrigator, then the building official may issue the permit only if the applicant holds the required license.
- 3.5 *Agents.* A person licensed by the state as an irrigator or as a master plumber may file an affidavit with inspections operations authorizing a designated agent to apply for and receive permits in the licensed person's behalf, and affirming that the licensed person assumes all responsibility for any permit obtained by the agent.

(4) Contractor Registration

- 4.1 All Contractors, including, but not limited to building, roofing and pool contractors are required to register with the City prior to the issuance of a permit.
- 4.2 If an application for a permit indicates work, or any portion of the work to be done, is being perform by a Contractor, then the Building Official will issue the permit only if the applicant holds the appropriate city registration.
- 4.3 *Agents.* A person registered by the city as a Contractor may file an affidavit with inspections operations authorizing a designated agent to apply for and receive permits in the registered person's behalf, and affirming that the registered assumes all responsibility for any permit obtained by the agent.

(Ord. No. 029343, § 1, 1-10-2012)

Sec. 14-206. - Technical construction boards.

(1) Building code board of appeals.

- 1.1 Appointment. There is hereby established the building code board of appeals which shall consist of seven (7) members. The board shall be appointed by the city council. This board shall have the guidance and assistance of the building official.
- 1.2 Membership and terms.
 - 1.2.1 Membership. The building code board of appeals shall be composed of one (1) architect, one (1) general contractor, one (1)

engineer, three (3) members at-large from the building industry, and one (1) member not connected with the building industry.

- 1.2.2 Terms. Members shall be appointed for terms of four (4) years. All new appointments of members shall be for a term of two (2) years. Terms shall be staggered, so that no more than three (3) terms expire in any calendar year. The term of each member shall continue until a successor is appointed, subject to limitations of the City Charter or a term limitation established by ordinance. Any board member may be removed by the city council for cause. A vacancy shall be filled for an unexpired term in the same manner in which original appointments are required to be made. Absence of any member from regular board meetings shall be cause for removal from office in accordance with the City Code of Ordinances.
- 1.2.3 Quorum and voting. Four (4) members of the board shall constitute a quorum. In varying the application of any provision of this code or in modifying an order of the building official, affirmative votes of the majority present, but not less than four (4) affirmative votes, are required. No board member shall act in a case in which he or she has a personal or substantial interest in violation of the City Code of Ethics.
- 1.2.4 Secretary of the board. The building official or his authorized representative shall act as secretary of the board. The secretary shall make a detailed record of all board proceedings which shall set forth the board's reasons for a decision, each member's vote, any member's absence, and any failure of a member to vote. A record of all business conducted by the board shall be maintained in the offices of the inspection division.
- 1.3 Powers. The building code board of appeals shall have the power to hear individual appeals of decisions and interpretations of the building official on rulings and alternate materials and methods of construction and consider individual variances of the City Building Code, Existing Building Code, Residential Construction Code, Flood Hazard Prevention Code, and Energy Conservation Code. Furthermore, the building code board of appeals shall have the power, after having obtained public comment, to recommend to the city council changes to the City Building Code, Existing Building Code, Residential Construction Code, Flood Hazard Prevention Code, and Energy Conservation Code.
- 1.4 Appeals of decision of the building official.
 - 1.4.1 Right to appeal. The owner of a building or structure or his duly authorized agent may appeal the decision of the building official to

the building code board of appeals whenever one (1) of the following conditions are claimed to exist:

- 1.4.1.1 The building official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the erection or alteration of a building or structure.
- 1.4.1.2 The provisions of the code do not apply to the specific case.
- 1.4.1.3 That an equally good or more desirable form of construction can be employed in the specific case.
- 1.4.1.4 The true intent and meaning of this code or any regulation thereunder have been misconstrued or incorrectly interpreted.
- 1.4.2 Notice of appeal. Notice of appeal shall be in writing and filed within ninety (90) days after the decision is rendered by the building official. Appeals shall be on a form provided by the building official. An application fee shall accompany the notice of appeal.
- 1.4.3 Unsafe or dangerous buildings or service systems. In the case of a building or structure which, in the opinion of the building official, is unsafe, unsanitary, or dangerous, the building official may in his order limit the time for an appeal to a shorter period.
- 1.4.4 Authority to grant variance. The building code board of appeals, when so appealed to and after a hearing, may vary the application of any provision of the City Building Code or Flood Hazard Prevention Code to any particular case when, in the board's opinion, enforcement thereof would do manifest injustice and be contrary to the spirit and purpose of these codes or the public interest or when, in the board's opinion, the interpretation of the provision's application by the building official should be modified or reversed. In varying such application, the board must find all of the following:
 - 1.4.5 That special conditions and circumstances exist which are peculiar to the building, structure, or service system involved and not applicable to others.
 - 1.4.5.1 That such special conditions and circumstances do not result from the action or inaction of the applicant.

- 1.4.5.2 That granting the variance request will not confer upon the applicant any special privilege that is denied by the Building Code or Flood Hazard Prevention Code to others.
- 1.4.5.3 That the variance granted is the minimum variance that will make possible reasonable use of the building, structure, or service system.
- 1.4.5.4 That the granting of the variance request will be in harmony with the general intent and purpose of the City Building Code or Flood Hazard Prevention Code and not detrimental to the public health, safety, and general welfare.
- 1.4.6 Conditions of the variance. In granting the variance request, the board may prescribe a reasonable time limit within which the action for which the variance is granted shall be commenced or completed or both. The board may also prescribe appropriate conditions and safeguards in conformity with the City Building Code or Flood Hazard Prevention Code. A violation of any such condition constitutes a violation of this code.

1.5 Procedures of the board.

- 1.5.1 Rules and regulations. The board shall establish rules and regulations for its own procedure that are not inconsistent with the provisions of this code.
- 1.5.2 Organization. The board shall elect a chairman and vice chairman during the first meeting of each calendar year. Members elected chairman and vice chairman shall serve during the calendar year in which elected. If a vacancy occurs in the office of chairman or vice chairman, the board shall elect a replacement to serve out the unfilled term.
- 1.5.3 Frequency of meetings. The board shall hold a regular meeting at least once each calendar quarter on the third Thursday of the month in which called. The board shall meet on the call of the chairman or on the call of a majority of members for such special or called meetings as deemed necessary for the board's proper performance of duties.
- 1.5.4 Decisions.
 - 1.5.4.1 The building code board of appeals shall in every case reach a decision without unreasonable or unnecessary delay.

1.5.4.2 A decision of the building code board of appeals to vary the application of any provision of the City Building Code or Flood Hazard Prevention Code or modify an order of the building official shall specify in what manner such variation or modification is made, any conditions upon which it is made, and the reasons therefor.

1.5.5 Appeal to city council. The building official and the person requesting a decision from the board may appeal a decision of the building code board of appeals to the city council; provided, however, that if the decision is not appealed, the decision of the board shall become final in thirty-one (31) days.

1.6 Suspension or revocation of registrations.

1.6.1 Authority of Building Code Board of Appeal. The board may suspend or revoke the registration of any Contractor, who after a hearing, is found guilty of:

1.6.1.1 Using fraud or deceit to obtain a building or roofing contractors' registration.

1.6.1.2 Any gross negligence, incompetency, or misconduct in the performance of contracted work within the jurisdiction of the city.

1.6.2 Filing complaints.

1.6.2.1 Any person who has been aggrieved by the action of a Contractor in the performance of work for which a building permit is required by this article or the city's building code may file a complaint with the Building Official.

1.6.2.2 Any officer or employee of the city, who is aware of any facts that would indicate that a Contractor, who holds a registration issued by the city, has knowingly and intentionally violated any provisions of this article or the city's building code must file a complaint with the Building Official.

1.6.2.3 The complaint must be in writing and sworn to by an official authorized to administer an oath.

1.6.2.4 The complaint must state the facts that could support a finding that a Contractor has knowingly and intentionally violated any provisions of this article or the city's building

code, or that a Contractor has performed work in an incompetent or negligent manner.

1.6.3 Review of grievances.

1.6.3.1 It is the responsibility of the Building Official to review and investigate complaints and grievances.

1.6.3.2 If the Building Official determines that a complaint or grievance has merit and the board should conduct a hearing to determine whether a Contractors' registration should be revoked or suspended, the Building Official may refer the grievance or complaint to the board.

1.6.4 Board hearing.

1.6.4.1 Upon receipt of a recommendation from the Building Official that the board conduct a hearing to determine whether to revoke or suspend a Contractors' registration, if the board deems the complaint or grievance sufficient to support further action on its part, will set a public hearing on the complaint or grievance at a specified time and place.

1.6.4.2 The secretary of the board, with the advice of the city attorney, will cause a copy of the board's order and of the information to be served upon the Contractor by certified mail at least thirty (30) days before the hearing date.

1.6.4.3 The registered Contractor may appear in person or by counsel at the hearing.

1.6.4.4 The city attorney, as directed by the city manager, will provide counsel for the board.

1.6.4.5 If the Contractor fails or refuses to appear, the board may proceed to hear and determine the charge in the Contractors' absence.

1.6.4.6 If the registered Contractor confirms the allegations, or if, upon a hearing of the complaint or grievance, the board determines the complaint or grievance to be true, it may suspend or revoke the registration.

1.6.4.7 Upon completion of its hearing, the board shall file its findings and recommendations with the city secretary. The city secretary will provide a copy of the board's

decision and the record of the proceedings to the city council.

- 1.6.4.8 The board's secretary shall also forward a certified copy of the board's findings to the Contractor.

1.6.5 Suspension of a registration.

- 1.6.5.1 In the event of a decision to suspend the Contractors' registration, the board must specify:
- 1.6.5.2 The length of the suspension, for a period not to exceed one (1) year.
- 1.6.5.3 The Building Official will reissue the Contractors' registration at the end of the suspension period upon payment of any required fees.
- 1.6.5.4 The notice of the suspension and reinstatement of the Contractors' registration will be filed in the Contractors' record. A copy will be provided to the Contractor.

1.6.6 Revocation of registration.

- 1.6.6.1 In the event a decision to revoke the Contractors' registration, the board must specify:
- 1.6.6.2 The length of time before the Contractor may apply for a new registration or when the applicant will be allowed to reapply for the revoked registration. The period must be at least one (1) year, but not more than three (3) years.
- 1.6.6.3 The notice of the revocation of the Contractors' registration will be filed in the Contractors' record. A copy will be provided to the Contractor.
- 1.6.6.4 After the minimum length of time, the Contractor may reapply for the registration that was revoked.

1.6.7 Appeal to city council.

- 1.6.7.1 A Contractor, whose registration has been revoked or suspended by the board, may appeal the revocation or suspension to the city council within thirty (30) days of the board's findings.

- 1.6.7.2 The appeal must be filed with the city secretary, and state the reasons the board's decision should be modified or reversed.
- 1.6.7.3 The city secretary will:
 - 1.6.7.3.1 Schedule the hearing before the city council.
 - 1.6.7.3.2 Notify the Contractor of the time and date of the hearing. The notice must be given to the Contractor by certified mail at least five (5) days prior to the date the hearing.
 - 1.6.7.3.3 Provide a copy of the proceedings before the board to the city council.
 - 1.6.7.3.4 The hearing will be based on the record of the board's hearing.
 - 1.6.7.3.5 After the hearing on the appeal, the city council may uphold, amend, or set aside the findings of the board.
 - 1.6.7.3.6 Violation of order. It is unlawful for any person, firm or corporation whose rights under a registration have been suspended or revoked by the city council to engage in or do contracted work.

(2) Electrical advisory board.

- 2.1 Appointment. There is hereby established the electrical advisory board which shall consist of ten (10) members. The board shall be appointed by the city council. This board shall have the guidance and assistance of the building official.
- 2.2 Membership and terms.
 - 2.2.1 Membership. Persons who serve on the electrical advisory board as members shall be qualified as follows:
 - 2.2.1.1 Two (2) persons, each of whom shall have at least five (5) years of active experience as a master electrician.
 - 2.2.1.2 One (1) person who shall have at least five (5) years of active experience as a journeyman electrician.

- 2.2.1.3 Two (2) engineers, one (1) of whom shall have a bachelor of science degree in electrical engineering and a minimum of five (5) years of experience in the practice of electrical engineering. Preference for appointment may be given to professional engineers licensed in the State of Texas.
- 2.2.1.4 One (1) person who shall have at least five (5) years of experience in the commercial building industry.
- 2.2.1.5 One (1) person who shall have at least five (5) years of experience in the home building industry.
- 2.2.1.6 One (1) person who is a resident of the city and not connected with the electrical industry.
- 2.2.1.7 One (1) person who shall be a field representative from a utility power distribution company that services the Corpus Christi area and have had at least five (5) years of experience.
- 2.2.1.8 One (1) person who shall have at least five (5) years of experience in the electrical supply business.
- 2.2.2 Terms. Members shall be appointed for staggered terms of two (2) years. The term of each member shall continue until a successor is appointed, subject to limitations of the City Charter or a term limitation established by ordinance. Any board member may be removed by the city council for cause. A vacancy shall be filled for an unexpired term in the same manner in which original appointments are required to be made. Absence of a member from regular board meetings shall be cause for removal from office in accordance with the City Code of Ordinances.
- 2.2.3 Quorum and voting. Six (6) members of the board present at any meeting shall constitute a quorum for the transaction of business. A concurring vote of not less than six (6) board members is necessary to constitute an official board action. No board member shall act in a case in which he or she has a personal or substantial interest in violation of the City Code of Ethics.
- 2.2.4 Secretary of board. The building official or his authorized representative shall act as secretary of the board. The secretary shall make a detailed record of all board proceedings which sets forth the reasons for any board decision, each member's vote, any member's absence, and any failure of a member to vote. A

record of all business conducted by the board shall be maintained in the offices of the inspection division.

2.3 Powers. The electrical advisory board shall review grievances filed against any registered electrical contractor and other grievances filed within the scope of the City Electrical Code and concur on a proposed alternative material, alternate method of construction, or technical ruling prior to such alternative or ruling becoming effective. Furthermore, the electrical advisory board shall have the power, after having obtained public comment, to recommend to the city council changes to the City Electrical Code.

2.3.1 Appeals of rulings and decisions regarding alternative materials and methods of construction. Both the building official and the electrical advisory board must concur with a proposed alternative material, alternative method of construction, or technical ruling prior to such alternative or ruling becoming effective. An appellant may appeal a decision of the building official or the electrical advisory board to the city council. The building official may appeal a decision of the electrical advisory board to the city council.

2.3.2 Notice of appeal. Notice of appeal shall be in writing and filed within ninety (90) calendar days after the decision is rendered.

2.3.3 Unsafe or dangerous buildings or service systems. In the case of a building, structure, or service system which, in the opinion of the building official, is unsafe, unsanitary, or dangerous, the building official may in his order limit the time for an appeal to a shorter period.

2.4 Procedures of the board.

2.4.1 Rules and regulations. The board shall establish rules and regulations for its own procedure that are not inconsistent with the provisions of this code.

2.4.2 Organization. The board shall elect a chairman and vice chairman during the first meeting of each calendar year. Members elected chairman and vice chairman shall serve during the calendar year in which elected. If a vacancy occurs in the office of chairman or vice chairman, the board shall elect a replacement to serve out the unfilled term in the same manner as the chairman and vice chairman were elected.

2.4.3 Frequency of meetings. The board shall hold a regular meeting at least once each calendar quarter on the third Thursday of the

month in which called. The board shall meet on the call of the chairman or on the call of a majority of members for such special or called meetings as deemed necessary for the board's proper performance of duties.

2.4.4 Decisions. The electrical advisory board shall in every case reach a decision without unreasonable or unnecessary delay.

2.5 Appeal to city council. The building official and the person requesting a decision from the board may appeal a decision of the electrical advisory board to the city council; provided, however, that if the decision is not appealed, the decision of the board shall become final in thirty-one (31) days.

2.6 Suspension or revocation of registrations.

2.6.1 Authority of electrical advisory board. The board may suspend or revoke the registration of any electrician, who after a hearing, is found guilty of:

2.6.1.1 Using fraud or deceit to obtain an electrician's registration.

2.6.1.2 Taking out electrical permits in the name of some person, firm or corporation authorized by law to do electrical work and then permitting a person without a proper license to do the work.

2.6.1.3 Any gross negligence, incompetency, or misconduct in the performance of electrical work within the jurisdiction of the city.

2.6.2 Filing complaints.

2.6.2.1 Any person who has been aggrieved by the action of an electrician in the performance of electrical work for which an electrical permit is required by this article or the city's electrical code may file a complaint with the Building Official.

2.6.2.2 Any officer or employee of the city, who is aware of any facts that would indicate that an electrician, who holds a registration issued by the city, has knowingly and intentionally violated any provisions of this article or the city's electrical code must file a complaint with the Building Official.

2.6.2.3 The complaint must be in writing and sworn to by an official authorized to administer an oath.

2.6.2.4 The complaint must state the facts that could support a finding that an electrician has knowingly and intentionally violated any provisions of this article or the city's electrical code, or that an electrician has performed electrical work in an incompetent or negligent manner.

2.6.3 Review of grievances.

2.6.3.1 It is the responsibility of the Building Official to review and investigate complaints and grievances.

2.6.3.2 If the Building Official determines that a complaint or grievance has merit and the board should conduct a hearing to determine whether an electrician's registration should be revoked or suspended, the Building Official may refer the grievance or complaint to the board.

2.6.4 Board hearing.

2.6.4.1 Upon receipt of a recommendation from the Building Official that the board conduct a hearing to determine whether to revoke or suspend an electrician's registration, if the board deems the complaint or grievance sufficient to support further action on its part, will set a public hearing on the complaint or grievance at a specified time and place.

2.6.4.2 The secretary of the board, with the advice of the city attorney, will cause a copy of the board's order and of the information to be served upon the electrician by certified mail at least thirty (30) days before the hearing date.

2.6.4.3 The electrician may appear in person or by counsel at the hearing.

2.6.4.4 The city attorney, as directed by the city manager, will provide counsel for the board.

2.6.4.5 If the electrician fails or refuses to appear, the board may proceed to hear and determine the charge in the electrician's absence.

2.6.4.6 If the registered electrician confirms the allegations, or if, upon a hearing of the complaint or grievance, the board determines the complaint or grievance to be true, it may suspend or revoke the registration.

2.6.4.7 Upon completion of its hearing, the board shall file its findings and recommendations with the city secretary. The city secretary will provide a copy of the board's decision and the record of the proceedings to the city council.

2.6.4.8 The board's secretary shall also forward a certified copy of the board's findings to the electrician.

2.6.5 Suspension of a registration.

2.6.5.1 In the event of a decision to suspend the electrician's registration, the board must specify:

2.6.5.1.1 The length of the suspension, for a period not to exceed one (1) year.

2.6.5.1.2 The Building Official will reissue the electrician's registration at the end of the suspension period upon payment of any required fees.

2.6.5.1.3 The notice of the suspension and reinstatement of the electrician's registration will be filed in the electrician's record. A copy will be provided to the electrician.

2.6.6 Revocation of registration.

2.6.6.1 In the event a decision to revoke the electrician's registration, the board must specify:

2.6.6.1.1 The length of time before the electrician may apply for a new registration or when the applicant will be allowed to reapply for the revoked registration. The period must be at least one (1) year, but not more than three (3) years.

2.6.6.1.2 The notice of the revocation of the electrician's registration will be filed in the

electrician's record. A copy will be provided to the electrician.

2.6.6.1.3 After the minimum length of time, the electrician may reapply for the registration that was revoked.

2.6.7 Appeal to city council.

2.6.7.1 An electrician, whose registration has been revoked or suspended by the board, may appeal the revocation or suspension to the city council within thirty (30) days of the board's findings.

2.6.7.2 The appeal must be filed with the city secretary, and state the reasons the board's decision should be modified or reversed.

2.6.7.3 The city secretary will:

2.6.7.3.1 Schedule the hearing before the city council.

2.6.7.3.2 Notify the electrician of the time and date of the hearing. The notice must be given to the electrician by certified mail at least five (5) days prior to the date the hearing.

2.6.7.3.3 Provide a copy of the proceedings before the board to the city council.

2.6.7.3.4 The hearing will be based on the record of the board's hearing.

2.6.7.3.5 After the hearing on the appeal, the city council may uphold, amend, or set aside the findings of the board.

2.6.7.3.6 Violation of order. It is unlawful for any person, firm or corporation whose rights under a registration have been suspended or revoked by the city council to engage in or do electrical work.

(3) *Mechanical/plumbing advisory board.*

3.1 *Appointment.* There is hereby established the mechanical/plumbing advisory board which shall consist of eleven (11) members. The board

shall be appointed by the city council. This board shall have the guidance and assistance of the building official.

3.2 Membership and terms.

3.2.1 *Membership.* Persons who serve on the mechanical/ plumbing advisory board as members shall be qualified as follows:

3.2.1.1 Three (3) persons, each of whom shall have at least five (5) years of active experience as a plumber, at least three (3) years of which shall have been in Corpus Christi; At least two (2) of these persons shall be or have been licensed as master plumbers. Preference for appointment may be given to plumbers licensed in the State of Texas and currently active in the plumbing trade.

3.2.1.2 One (1) person who shall have at least five (5) years of active experience as a mechanical engineer. Preference for appointment may be given to professional engineers licensed in the State of Texas.

3.2.1.3 One (1) person who shall have at least five (5) years of experience in the home building industry.

3.2.1.4 One (1) person who shall have at least five (5) years of experience in the commercial building industry.

3.2.1.5 Three (3) persons, each of whom shall have at least five (5) years of active experience in the heating, ventilation, air conditioning, and refrigeration contracting business. Preference for appointment may be given to persons licensed in the State of Texas in heating, ventilation, air conditioning, and refrigeration contracting (HVAC).

3.2.1.6 One (1) person who shall have at least five (5) years of active experience in landscape irrigation. Preference for appointment may be given to irrigators licensed in the State of Texas.

3.2.1.7 One (1) person not connected with the building industry.

3.2.2 *Terms.* Members shall be appointed for terms of two (2) years. The term of each member shall continue until a successor is appointed, subject to limitations of the City Charter or a term limitation established by ordinance. Any board member may be removed by the city council for cause. A vacancy shall be filled

for an unexpired term in the same manner in which original appointments are required to be made. Absence of a member from regular board meetings shall be cause for removal from office in accordance with the City Code of Ordinances.

3.2.3 *Quorum and voting.* Six (6) members of the board present at any meeting shall constitute a quorum for the transaction of business. A concurring vote of not less than six (6) board members shall be necessary to constitute an official action of the board. No board member shall act in a case in which he or she has a personal or substantial interest in violation of the City Code of Ethics.

3.2.4 *Secretary of board.* The building official or his authorized representative shall act as secretary of the board. The secretary shall make a detailed record of all board proceedings which shall set forth the reasons for any board decision, each member's vote, any member's absence, and any failure of a member to vote. A record of all business conducted by the board shall be maintained in the offices of the building inspection division.

3.3 Powers.

3.3.1 *Advice and recommendations.* The mechanical/plumbing advisory board shall advise the city manager regarding any matter in the mechanical, plumbing, and irrigation fields that it considers should be brought to the attention of the city council. Furthermore, the mechanical/plumbing advisory board shall have the power, after having obtained public comment, to recommend to the city council changes to the City Fuel Gas, Mechanical, and Plumbing Codes.

3.3.2 *Alternate materials.* The mechanical/plumbing advisory board may concur with a proposed alternative material, alternative method of construction, or technical ruling. Both the building official and the mechanical/plumbing advisory board must concur with a proposed alternative material, alternative method of construction, or technical ruling prior to such alternative or ruling becoming effective. In no case may the board concur with an alternative material, alternative method of construction, or technical ruling that is contrary to or does not meet or exceed the standards set by the technical construction codes as adopted by the city council.

3.3.3 *Appeals.* The mechanical/plumbing advisory board shall rule on appeals within the scope of the fuel gas, mechanical, and plumbing codes.

3.3.3.1 Notice of appeal. Notice of appeal shall be in writing and filed within ninety (90) calendar days after the decision is rendered by the building official. An appeal shall be made on a form provided by the building official.

3.3.3.2 Unsafe or dangerous buildings or service systems. In the case of a building, structure, or service system which, in the opinion of the building official, is unsafe, unsanitary, or dangerous, the building official may in his order limit the time for appeals to a shorter period.

3.3.4 *Grievances.* The mechanical/plumbing advisory board shall review grievances within the scope of the fuel gas, mechanical, and plumbing codes.

3.4 Procedures of the board.

3.4.1 *Rules and regulations.* The board shall establish rules and regulations for its own procedure that are not inconsistent with the provisions of this code.

3.4.2 *Organization.* The board shall elect a chairman and vice chairman during the first meeting of each calendar year. Members elected chairman and vice chairman shall serve during the calendar year in which elected. If a vacancy occurs in the office of chairman or vice chairman, the board shall elect a replacement to serve out the unfilled term.

3.4.3 *Frequency of meetings.* The board shall hold a regular meeting at least once each calendar quarter on the second Thursday of the month in which called. The board shall meet on the call of the chairman or on the call of a majority of members for such special or called meetings as deemed necessary for the board's proper performance of duties.

3.4.4 *Decisions.*

3.4.4.1 The mechanical/plumbing advisory board shall in every case reach a decision without unreasonable or unnecessary delay.

3.4.4.2 A decision of the mechanical/plumbing advisory board to modify an order of the building official shall specify in what manner such modification is made, the condition upon which it is made, and the reasons thereof.

- 3.4.5 *Interpretations.* The board, when so appealed to and after a hearing, may render an interpretation of this code, decide that a provision of this code does not apply, approve or modify a request for an alternative method of construction or material submitted by the applicant for concurrence, or refuse an applicant's request.
- 3.5 Appeal to city council. The building official and the person requesting a decision from the board may appeal the decision of the mechanical/plumbing advisory board to the city council; provided, however, that if the decision is not appealed, the decision of the board shall become final in thirty one (31) days.
- 3.5.1 The applicant has the right to appeal a decision of the building official or the mechanical/plumbing advisory board to the city council.
- 3.5.2 The building official has the right to appeal a decision of the mechanical/plumbing advisory board to the city council.
- 3.6 Suspension or revocation of registrations.
- 3.6.1 Authority of Mechanical Plumbing Advisory Board. The board may suspend or revoke the registration of any mechanical or plumbing contractor, who after a hearing, is found guilty of:
- 3.6.1.1 Using fraud or deceit to obtain a mechanical or plumbing registration.
- 3.6.1.2 Taking out mechanical/plumbing permits in the name of some person, firm or corporation authorized by law to do mechanical/plumbing work and then permitting a person without a proper license to do the work.
- 3.6.1.3 Any gross negligence, incompetency, or misconduct in the performance of mechanical or plumbing work within the jurisdiction of the city.
- 3.6.2 Filing complaints.
- 3.6.2.1 Any person who has been aggrieved by the action of a mechanical or plumbing contractor in the performance of work for which a mechanical or plumbing permit is required by this article or the city's mechanical, plumbing or fuel gas code may file a complaint with the Building Official.

- 3.6.2.2 Any officer or employee of the city, who is aware of any facts that would indicate that a mechanical or plumbing contractor, who holds a registration issued by the city, has knowingly and intentionally violated any provisions of this article or the city's mechanical, plumbing or fuel gas code must file a complaint with the Building Official.
 - 3.6.2.3 The complaint must be in writing and sworn to by an official authorized to administer an oath.
 - 3.6.2.4 The complaint must state the facts that could support a finding that a mechanical or plumbing contractor has knowingly and intentionally violated any provisions of this article or the city's mechanical, plumbing or fuel gas code, or that a mechanical or plumbing contractor has performed building work in an incompetent or negligent manner.
- 3.6.3 Review of grievances.
 - 3.6.3.1 It is the responsibility of the Building Official to review and investigate complaints and grievances.
 - 3.6.3.2 If the Building Official determines that a complaint or grievance has merit and the board should conduct a hearing to determine whether a mechanical or plumbing contractors' registration should be revoked or suspended, the Building Official may refer the grievance or complaint to the board.
- 3.6.4 Board hearing.
 - 3.6.4.1 Upon receipt of a recommendation from the Building Official that the board conduct a hearing to determine whether to revoke or suspend a mechanical or plumbing contractors registration, if the board deems the complaint or grievance sufficient to support further action on its part, will set a public hearing on the complaint or grievance at a specified time and place.
 - 3.6.4.2 The secretary of the board, with the advice of the city attorney, will cause a copy of the board's order and of the information to be served upon the mechanical or plumbing contractors by certified mail at least thirty (30) days before the hearing date.

- 3.6.4.3 The registered mechanical or plumbing contractor may appear in person or by counsel at the hearing.
- 3.6.4.4 The city attorney, as directed by the city manager, will provide counsel for the board.
- 3.6.4.5 If the mechanical or plumbing contractor fails or refuses to appear, the board may proceed to hear and determine the charge in the mechanical or plumbing contractors' absence.
- 3.6.4.6 If the registered mechanical or plumbing contractor confirms the allegations, or if, upon a hearing of the complaint or grievance, the board determines the complaint or grievance to be true, it may suspend or revoke the registration.
- 3.6.4.7 Upon completion of its hearing, the board shall file its findings and recommendations with the city secretary. The city secretary will provide a copy of the board's decision and the record of the proceedings to the city council.
- 3.6.4.8 The board's secretary shall also forward a certified copy of the board's findings to the mechanical or plumbing contractor.
- 3.6.5 Suspension of a registration.
 - 3.6.5.1 In the event of a decision to suspend the mechanical or plumbing contractors registration, the board must specify:
 - 3.6.5.1.1 The length of the suspension, for a period not to exceed one (1) year.
 - 3.6.5.1.2 The Building Official will reissue the mechanical or plumbing contractors' registration at the end of the suspension period upon payment of any required fees.
 - 3.6.5.1.3 The notice of the suspension and reinstatement of the mechanical or plumbing contractors' registration will be filed in the mechanical or plumbing contractors' record. A

copy will be provided to the mechanical or plumbing contractor.

3.6.6 Revocation of registration.

3.6.6.1 In the event a decision to revoke the mechanical or plumbing contractors, the board must specify:

3.6.6.1.1 The length of time before the mechanical or plumbing contractor may apply for a new registration or when the applicant will be allowed to reapply for the revoked registration. The period must be at least one (1) year, but not more than three (3) years.

3.6.6.1.2 The notice of the revocation of the mechanical or plumbing contractors' registration will be filed in the mechanical or plumbing contractors' record. A copy will be provided to the mechanical or plumbing contractor.

3.6.6.1.3 After the minimum length of time, the mechanical or plumbing contractor may reapply for the registration that was revoked.

3.6.7 Appeal to city council.

3.6.7.1 A mechanical or plumbing contractor, whose registration has been revoked or suspended by the board, may appeal the revocation or suspension to the city council within thirty (30) days of the board's findings.

3.6.7.2 The appeal must be filed with the city secretary, and state the reasons the board's decision should be modified or reversed.

3.6.7.3 The city secretary will:

3.6.7.3.1 Schedule the hearing before the city council.

3.6.7.3.2 Notify the mechanical or plumbing contractor of the time and date of the hearing. The notice must be given to the mechanical or plumbing contractor by certified mail at least five (5) days prior to the date the hearing.

- 3.6.7.3.3 Provide a copy of the proceedings before the board to the city council.
- 3.6.7.3.4 The hearing will be based on the record of the board's hearing.
- 3.6.7.3.5 After the hearing on the appeal, the city council may uphold, amend, or set aside the findings of the board.
- 3.6.7.3.6 Violation of order. It is unlawful for any person, firm or corporation whose rights under a registration have been suspended or revoked by the city council to engage in or do mechanical or plumbing work.

(Ord. No. 029343, § 1, 1-10-2012; Ord. No. 029726, § 1, 1-22-2013; Ord. No. 030590, § 1, 8-25-2015)

Sec. 14-207. - Violations and penalties.

(1) *Penalties.*

- 1.1 Any person, firm, corporation or agent who violates a provision of this article or the technical construction codes, or fails to comply with any of the requirements of this article of the technical construction codes, or who erects, constructs, alters, installs, demolishes, or moves any structure, electrical, energy conservation, fuel gas, mechanical, or plumbing equipment or system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in a manner that varies from any detailed statements or drawings submitted and permitted under this article or the technical construction codes, is guilty of a misdemeanor and liable to a fine of not less than two hundred dollars (\$200.00) and not more than two thousand dollars (\$2,000.00).
- 1.2 Each day or portion of a day during which any violation of any of the provisions of this article or the technical construction codes is committed or continued is a separate violation.
- 1.3 Each owner of any building or structure failing to comply with any of the provisions of this article or the technical construction codes, and each owner of any premises where a violation of the provisions of this article or the technical construction codes occurs, and any architect, engineer, designer, builder, contractor, agent, person, firm, or corporation employed by the owner or owners of any building, who has assisted in

the commission of any violation of this article or the technical construction codes, is guilty of a separate offense.

- 1.4 Unless otherwise specifically stated within the provisions of this article or the technical construction codes, any violation of this article or the technical construction codes that is punishable by a fine that exceeds the amount authorized by Section 12.23 of the Texas Penal Code shall require a culpable mental state of "criminal negligence."

- (2) *Injunction.* In addition to the penal remedy in this section, the city attorney shall, upon the direction of the city manager, institute any appropriate action or proceeding, including actions for injunction to prevent, restrain, correct or abate any act, conduct, work, business, practice, or use which is in violation of and illegal as specified in this article or the technical construction codes.

(Ord. No. 029343, § 1, 1-10-2012)

Secs. 14-208—14-230. - Reserved.

DIVISION 2. - BUILDING CODE AND EXISTING BUILDING CODE

Sec. 14-231. - Building code.

With the following additions, deletions, and revisions, the International Building Code, 2015 Edition, as published by the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Building Code for the City of Corpus Christi:

- (1) Section 101.1 of the International Building Code is revised to read as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Corpus Christi, hereinafter referred to as "this code."

- (2) Section 101.3 of the International Building Code is amended by adding new subsections 101.3.1 through 101.3.4 to read as follows:

101.3.1 General. The technical construction codes are remedial, and must be construed to secure the beneficial interests and purposes of the codes, which are public safety, health, and general welfare, through structural strength, stability, sanitation, adequate light and ventilation, energy conservation, accessibility, safety to life and property from fire, windstorms, flood hazards, and other hazards attributed to the built environment, including alteration, repair, removal, demolition, use, and occupancy of buildings, structures, or premises, and

by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems.

101.3.2 Quality control. Quality control of materials and workmanship is not within the purview of the codes, except as it relates to the purposes stated in this section.

101.3.3 Limited purpose of permitting and inspection. The taxpayers and citizens of the city with only limited resources for the operation of government in deciding to provide the services described in these codes undertake to act only for the purposes, and to the limited extent, described in this section.

1. Any activity under these codes, including, without limitation, actions or inactions related to applications, plan review, permitting, inspection, investigation, enforcement, and revocation of permits, authorizations, certificates, or releases of any kind, is an exercise of the police power of the city, which power is exercised for the health, safety and welfare of the public generally.
2. The city specifically does not undertake to perform, and does not perform, any activity for the benefit of any particular person, persons, or groups, and the city may not have nor ever be deemed to have a duty to any particular person, persons, or groups.
3. No city officer, employee, agent, or representative is authorized to create a duty to any person with respect to any activity, and any act or omission of a city officer, employee, agent, or representative purporting to or which might be construed to create any duty is unauthorized and ultra vires.
4. No person may rely in any way whatsoever upon any city inspection, examination, permit, investigation, enforcement, granting or revocation of any permit, authorization, certificate, or release of any kind, or other action or inaction related to this code, or absence thereof, as assurance or indication or to decide that any structure, premises, or activity is safe, sufficient, advisable, or suitable for any purpose, or that it is in compliance with this code.
5. It is the duty of the person who constructs, alters, or occupies a structure or premises, and their contractors, subcontractors, design professional, and others assisting them, to determine on the basis of their own efforts and investigation, without

relying on the city in any way, whether the structure or premises is in compliance with this code.

6. The city may never be liable in tort, contract, or any other theory of liability whatsoever, for damages for any defect or hazardous or illegal condition or inadequacy in any building, premises, system, or plan, nor for any failure of any component of such, which arises out of or is alleged to arise out of any action or inaction under or related to this code.
 7. As used in this section:
 - a. City includes the City of Corpus Christi, and its officers, employees, agents, and representatives, past, present, and future.
 - b. Person includes, without limitation, individuals, all legal entities of any nature, owners of any interest in property, whether fee, leasehold, security, or otherwise, builders, developers, renovators, contractors, subcontractors, invitees, licensees, trespassers, insurers, owners of adjacent or nearby properties, and the successors of any of the foregoing.
 - c. Codes mean the building code, electrical code, energy conservation code, fuel gas code, mechanical code, plumbing code, national electric code and the flood hazard prevention code.
 8. This section applies notwithstanding any other provision of a city code or ordinance presently existing or which may be adopted in the future, unless the provision expressly provides that this paragraph does not apply.
- 101.3.4 Responsibility for safe work. These codes may not be construed to relieve from or lessen the responsibility or liability of any person owning, operating, installing or maintaining a building or structure, or an electrical, fuel gas, mechanical or plumbing system for damages to persons or buildings caused by any defect therein.
- 101.3.5 Building. The building code applies to the construction, alteration, repair, equipment, use, occupancy, location, maintenance, removal, and demolition of every building, structure, residential accessory building or structure, or any appurtenances connected or attached to the buildings or

structures, or any detached buildings or structures on the same property.

- (3) Section 102.2 of the International Building Code is amended by adding a new subsection 102.2.1 to read as follows:

102.2.1 Nonconforming uses. Nothing contained within this code may be construed to allow a nonconforming use to be replaced in contravention of the zoning ordinance of the city.

- (4) Section 104.7 of the International Building Code is revised to read as follows:

104.7 *Department records.* The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall comply with the Texas Open Records Act, Texas Local Government Code, and in conformance with the Texas State Library and Archives Commission standards.

- (5) Section 105.1 of the International Building Code and Section R105.1 of the International Residential Code are revised to read as follows:

105.1 General. It shall be unlawful for any person, owner, authorized agent, or contractor to fill, excavate, construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure; to construct a swimming pool; to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical construction codes; to erect or construct a sign of any description; to install or alter fire extinguishing apparatus, lawn irrigation systems, elevators, or engines; to install a steam boiler, furnace, heater, incinerator, or other heat producing apparatus; to install a mobile home for occupancy upon a lot; erect, construct, fabricate, apply, or repair one hundred (100) square feet or more of any roof covering of any building; to erect any fence over seven (7) feet in height; or to cause any work to be done, without first making application to the building official and obtaining the required permit(s) for the work.

- (6) Section 105.1 of the International Building Code and Section R105.1 of the International Residential Code are amended by adding new subsections 105.1.3 through 105.1.4 to read as follows:

105.1.3 Permits for demolition of a building or structure.

105.1.3.1 A permit to demolish a building or structure includes the demolition of the related electrical, mechanical, and plumbing systems.

105.1.3.2 The owner or the contractor must coordinate termination of service with the utility owner to ensure that all electrical, mechanical, and plumbing systems are disconnected and inactive prior to the start of demolition operations.

105.1.4 Permits for excavation and fill. Permits are required for excavation and fill within the corporate city limits in compliance with articles VI, excavations, and VII, regulation of fill materials, of this chapter.

- (7) Section 105.2 of the International Building Code and Section R105.1 of the International Residential Code are amended by adding new subsections Governmental Property, Industrial Work & Agricultural Uses to read as follows:

Governmental Property:

1. No permit is required within and on the premises within the control and supervision of the state or federal government and where the installations will be a part of the facilities operated, maintained, and controlled by the state or federal government.
2. When city inspections are not provided, all connections to the city water system must be equipped with backflow prevention devices.
 - a. The water superintendent and the building official will determine the type of backflow prevention device necessary to prevent backflow and back siphonage.
 - b. To assure the connection, the building official has the right to inspect any installations connected to the city water system to the point of the valves or safety devices, and failure to install or maintain in good operating condition the device authorizes the city to refuse to connect or authorize the city to disconnect the installation from the city water supply system.

Industrial Work:

1. A permit is not required and no inspections will be performed by the city relating to the construction, assembly, disassembly, reassembly, modification, alteration, or improvement of an industrial facility or industrial processing unit if:
 - a. The industrial facility or industrial processing unit occupies a site of twenty (20) or more contiguous acres.
 - b. The industrial facility or industrial processing unit is inaccessible to the general public.

- c. The construction, assembly, disassembly, reassembly, modification, alteration, or improvement of the industrial facility or industrial processing unit is under the observation and direct supervision of a licensed professional engineer. The industrial facility or industrial processing unit is used to manufacture, compound, package, process, refine, sort, test, and treat raw materials and other processed materials into finished or intermediate products.
 - d. The industrial facility or industrial processing unit may store materials that will be used in or produced by the manufacturing, compounding, packaging, processing, refining, sorting, testing, and treatment processes.
- 2. In order to qualify for an industrial exemption under this subparagraph, a professional engineer licensed in the State of Texas must certify at the beginning of each calendar year that all construction, assembly, disassembly, reassembly, modification, alteration, or improvement of the industrial facility or industrial processing unit during the previous year complied with the technical construction codes.
 - a. The affidavit must contain sufficient information that the industrial facility or industrial processing unit is entitled to the exemption requested.
 - b. The affidavit must affirm that all construction, assembly, disassembly, reassembly, modification, alteration, or improvement of the industrial facility or industrial processing unit during the previous year were performed under the direct supervision of a professional engineer licensed in the State of Texas. The affidavit must be accompanied by a site plan of a scale sufficient to delineate the industrial facility or processing unit in relation to any surrounding buildings or structures. Any connections to the city's water or wastewater systems must be shown on the site plan.
 - c. The affidavit must be on a form provided by the building official.
 - d. The licensed professional engineer who completes, signs, and seals the affidavit must certify that all improvements meet the intent or spirit of the city's technical construction codes and life safety criteria for the occupancy as outlined in Chapter 13 of the Code of Ordinances of the city.
- 3. Any building or structure, which is not principally used in the manufacturing, compounding, packaging, processing, refining,

sorting, testing, and treatment processes, is not exempt, and permits and inspections are required for any construction, modification, alteration, or improvement to the building or structure.

4. All connections between an industrial facility or industrial processing unit and the city's water system must be equipped with backflow prevention devices, which will prevent backflow and back siphonage.
 - a. All reduced pressure backflow preventers, pressure type vacuum breakers, and double check valve assemblies must be inspected and certified on an annual basis by a backflow prevention assembly tester to the building official.
 - b. The inspections operations have the right to inspect any connections to the city's water system, including any valves and backflow prevention devices.
 - c. If the owner or operator of an industrial facility or industrial processing unit fails to install or maintain valves and backflow prevention devices in good operating condition, the city may refuse to connect the industrial facility or industrial processing unit to, or disconnect the facility or unit from, the city's water supply system.
5. Nothing in this section may be construed to waive or exempt industrial sites from the provisions of any other provision of the Code of Ordinances or any other ordinance of the city.

Agricultural Uses:

1. Permits and inspections are not required for installations, alterations, additions, changes, or repairs within the scope of this code to any structure, which is being used exclusively in connection with the ranching or agricultural use of any tract of land of ten (10) acres or more in area within the city at the time of annexation as long as the entire premises being used for agricultural or ranching purposes at the time of annexation is not converted to any other use.
2. Any agricultural building or structure used for residential occupancy or connected to utility services may not be exempt under this section from the requirements for permits and inspections.

- (8) Section 105.3 of the International Building Code is revised to read as follows:

Application for permit. To obtain a permit, an applicant shall first file an application to the department of development services for that purpose. Such application shall contain all required information as stated in the latest published edition of the Residential or Commercial Submittal Checklist and Commercial Site Plan Checklist. A permit may not be issued by the building official for the construction of any building, or for the alteration of any building where the building is to be changed and the change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placement on any lot or premises of any building or structure removed from another lot or premises when the change encroaches into the public right-of-way or utility easement, unless the applicant has made application at the office of the director of development services for the lines of the public street on which he proposes to encroach by building, erecting or locating the building and the director of development services has approved the encroachment by the use of an instrument approved by city council. When a building permit is issued, it is the duty of the building official to see that the street lines are not encroached upon, except as provided for by the zoning ordinance and any other provisions of the Code of Ordinances of the city.

- (9) Section 105.3 of the International Building Code is amended by adding a new subsection 105.3.3 to read as follows:

105.3.3 Applications by regulated trades. Permits for work in the regulated trades that are obtained by a business must be obtained by the business' licensee or an authorized agent of the business.

1. The person obtaining the permit for work in a regulated trade shall provide positive photo identification displayed in the form of a valid driver's license, a state identification card, or federal agency or an armed forces identification card.
2. If acting on behalf of a licensed or registered individual, the required identification must have an affidavit or power of attorney authorizing the individual to apply for a permit on behalf of the licensed or registered individual.

- (10) Section 105.4 of the International Building Code is amended by adding a new subsection 105.4.1 to read as follows:

105.4.1 Permits not transferable. Permits are valid only for the work described on the permit. The work may be performed only by or under the supervision of the applicant who obtained the permit and only at the location specified.

- (11) Section 105.7 of the International Building Code is revised to read as follows:

105.7 Placement of permit and inspection record. The building permit or copy shall be kept at the project site until the completion of the project, and the inspection record shall be readily accessible by the building official and protected from the weather.

- (12) Section 105.8 of the International Building Code is created by adding new subsections 105.8.1 through 105.8.4 to read as follows:

105.8.1 All connections to city-owned, city-leased, city-franchised, or city-operated utility service lines inside or outside the city must be made and installed by the city at a point determined by the city; provided, that charges for this utility service and for tap fees must be paid in accordance with the established rates and fees of the city.

105.8.2 Every extension on and into private premises from each city utility line must be made only after a permit has been issued for the extension or connection to the utility line.

105.8.3 One (1) permit is required for each building and for each inspection discipline.

105.8.4 Permits are valid only for work performed, as described on the permit, by or under the supervision of the applicant who obtained the permit and only applies to the location specified by legal description on the permit.

- (13) Section 105 of the International Building Code is amended by adding new sections 105.9 through 105.11 to read as follows:

105.9 Conditional permit. A conditional permit may be issued by the building official for applications that have been denied, provided that the applicant has filed for an appeal on the specific item in question, and that the applicant has submitted design documents to the building official and that the applicant understands they are proceeding at their own risk and will comply with the code requirements for the item should the appeal be rejected by the board.

105.10 Permits for part-jobs or incomplete projects.

- a. When one (1) person completes the rough-in work, in whole or in part, on any building or system, and a second person is called upon to complete the work in whole or in part, then, in that event, a separate permit is required for which regular fees must be paid for the work to be done for the remaining work.

- b. Each person may be held responsible only for the portion of the work actually installed.
- c. Before the second contractor is issued a permit for the completion of the remaining work or the installation of fixtures or equipment, inspections operations will first notify the person holding the original or first permit that the second permit is proposed to be issued and the original permit will be cancelled.
- d. A twenty-four-hour waiting period will transpire between notification to the first permit holder and issuance of a second permit, unless the permit is canceled by the holder of the first permit, upon which the second permit may be issued immediately thereafter.
- e. If the first permit holder cannot be notified, or has not responded to the notification within a twenty-four hour waiting period, inspections operations will issue the second permit on the first business day after the waiting period expires.
- f. The issuance of the second permit cancels the first permit, and no refund of fees paid for the canceled permit will be made.

105.11 Temporary event permit.

105.11.1 A permit is required for a temporary event, when the event requires a tent or other temporary structure, which is ancillary and adjacent to an existing ongoing commercial operation or function and will be removed after a specified period of time not to exceed fifteen (15) days.

105.11.2 The inspection made prior to issuing the permit will confirm that there are no life safety, zoning, or public health issues associated with temporary sanitary facilities.

105.11.3 In the event that temporary electrical services are required, an electrical permit and inspection is required.

105.11.4 The temporary event permit expires at the end of the specified period.

- (14) Section 107.1 of the International Building Code is amended by adding new subsections 107.1.1 through 107.1.7 to read as follows:

107.1.1 Texas Department of Health requirements. Prior to the issuance of a permit to renovate or demolish a commercial or public building or structure, the owner must provide evidence to the building official that an asbestos survey has been performed by a design professional as outlined in this code

or an asbestos inspector licensed by the Texas Department of Health. The applicant must verify on the application that the survey was performed and approved.

107.1.2 Windstorm plan information.

1. Prior to issuing a permit, the building official will require a separate building plan or plans with building sections and details showing the components, their types, locations, and framing elements which delineate that the framing will resist the pressures developed from the wind speeds in ASCE-7, as adopted by the Texas Windstorm Insurance Association's Building Code for Windstorm Resistant Construction, or any model code approved by the Texas Department of Insurance.
2. All documentation submitted must be sealed by a professional engineer who is licensed to practice in the state and approved to participate in the Texas Windstorm Insurance Association's windstorm program.
3. For buildings or structures having unusual geometric shapes, response characteristics, or site locations for which channeling effects or buffeting in the wake of upwind obstructions may warrant special consideration, wind loads must be based on wind tunnel tests or nationally recognized data approved by the Texas Department of Insurance.
4. All structures requiring a permit within the city must be designed for wind load compliance by a Texas-registered Engineer and constructed under the wind load provisions of Section 1609.
5. All engineered structures must be designed and inspected by a Texas-registered professional engineer. The engineer must submit a Building Design Certificate, Form WPI-1 with sealed design drawings at permit application and a Building Certificate, Form WPI-2, upon completion of the project approved by the Texas Department of Insurance.
6. For residential accessory structures and commercial projects where participation in the Texas Windstorm Insurance Association is not desired, the structure shall be designed for wind load compliance and inspected by a Texas-registered professional engineer in accordance with current Texas Department of Insurance standards.

107.1.3 Accessibility.

1. The building official must, prior to issuing a building permit, require proof that plans have been submitted to the Texas Department of Licensing and Regulation, Elimination of Architectural Barriers Program, a Registered Accessibility Specialist registered with the Texas Department of Licensing and Regulation, and in compliance with the requirements of Chapter 469 of the Texas Government Code and the rules and regulations of the Texas Department of Licensing and Regulation.
2. An EAB Project Number issued by the Texas Department of Licensing and Regulation will be accepted as proof that the project has been registered with the Texas Department of Licensing and Regulation.
3. Accessibility for projects not subject to state registration. Before issuing a permit, the building official shall examine or cause to be examined each commercial project valued at less than fifty thousand dollars (\$50,000.00) to determine if the project falls within the requirements of Chapter 469 of the Texas Government Code, Elimination of Architectural Barriers.
 - a. For projects that are not required to be registered with the Texas Department of Licensing and Regulation, but which are required to comply with Chapter 469 of the Texas Government Code, no occupancy will be allowed without required city inspection and city certification that the project complies with the requirements of Chapter 469.
 - b. The city's certification of a project does not imply that the Texas Department of Licensing and Regulation also certifies the project.

107.1.4 Structural and fire resistance integrity. Plans for all buildings must indicate how required structural and fire resistance integrity will be maintained where penetration of a required fire resistant wall, floor, ceiling, or partition will be made for electrical, gas, mechanical, plumbing, communication conduits, pipes, and systems, and also indicate in sufficient detail how fire integrity will be maintained where required fire resistant floors intersect the exterior walls. The information must include Underwriters Laboratories system numbers for each fire resistive assembly required by the technical construction codes.

107.1.5 Building Foundations. All foundations and foundation repairs are to be designed, inspected and certified by a Texas registered Engineer.

107.1.6 Any free-standing structure, such as a sign, antenna, tower, or flag pole, exceeding twenty-five (25) feet in height or producing over fifteen thousand foot-pounds of wind moment on the structure, any fence over seven (7) feet in height, except fences more than eighty (80) percent open to the wind up to ten (10) feet in height, except as provided in the technical construction codes, must be designed by a Texas registered Engineer.

- (15) Section 107.2.1 of the International Building Code is revised to read as follows:

107.2.1 Information on construction documents. Construction documents shall be dimensioned. Electronic media documents are to be submitted. 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. All information, drawings, specifications, and accompanying data must bear the name, address, phone number, and signature of the person responsible for the design documents.

- (16) Section 107.2.5 of the International Building Code is amended by adding new subsections 107.2.5.2 and 107.2.5.3 to read as follows:

107.2.5.2 When work is to be performed on land adjacent to state owned land or land controlled by the general land office, the building official will require a boundary survey performed by a licensed state land surveyor.

107.2.5.3 Hazardous occupancies. The building official may require the following:

- (1) General site plan. A general site plan drawn at a legible scale which must include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm water and wastewater accesses, emergency equipment and adjacent property uses.
- (2) Building floor plan. A building floor plan drawn to a legible scale which must include, but not be limited to, all hazardous materials storage facilities within the building and must indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly rating, location of liquid tight rooms, and evacuation routes.
- (3) Each hazardous materials storage facility or area within a structure or exterior storage must be identified on the general

site or building floor plan, with the hazard classes and quantity range per hazard class of the hazardous materials stored.

- (17) Section 107.3.1 of the International Building Code is amended by adding a new subsection 107.3.1.1 to read as follows:

107.3.1.1 Authority to proceed with a project begins with the issuance of a building permit after which electrical, mechanical or plumbing system permits will be issued using the same or similar form.

- (18) Section 107.3.3 of the International Building Code is amended by adding new subsection 107.3.3.1 and 107.3.3.2 to read as follows:

107.3.3.1 The permit holder may not proceed with any work, which is not authorized by the phased permit.

107.3.3.2 Any work that is not specifically authorized by the phased permit, is subject to the administrative fees for the failure to obtain a permit.

- (19) Section 109.2 of the International Building Code is revised to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the applicable schedule referenced under Article XIII, Development Service Fees, of Chapter 14, Development Services, of the City Code of Ordinances.

- (20) Section 110.3.4 of the International Building Code is amended by adding a new subsection 110.3.4.1 to read as follows:

110.3.4.1 These inspections do not include or take the place of inspections or certifications for compliance required under Texas Department of Insurance windstorm requirements.

- (21) Section 110.3.8 of the International Building Code is amended by adding new subsection 110.3.8.1 to read as follows:

110.3.8.1 Hurricane inspections. During periods of time designated by the National Oceanic and Atmospheric Administration as involving a hurricane warning, the building official or the building official's designee shall make inspections of residences, commercial and industrial establishments, and construction sites to ensure that all furniture, display racks, construction supplies and materials, and other loose objects in exposed outdoor locations are secured to rigid construction or stored in buildings.

- a. These inspections will be made to ensure, to the extent practicable, that portable storage buildings and manufactured

housing units (either being offered for sale, stored on lots, or installed on private property) are properly anchored, reinforced, and secured.

- b. Orders issued by the building official may be oral or written and may be given to the person on the premises responsible for the custody or management or care or maintenance of the premises or the person's employee or agent. Orders must be carried out before winds of hurricane velocity are anticipated.

(22) Section 110.3 of the International Building Code is amended by adding a new subsection 110.3.11 to read as follows:

110.3.11 Texas Department of Insurance windstorm-resistant construction inspections. When authorized by the Texas Department of Insurance, building inspectors shall also perform the following inspections for the Texas Department of Insurance.

- a. Texas Department of Insurance foundation inspection. This inspection must be requested by the permittee after placement of reinforcements, but prior to pouring of concrete.
- b. Texas Department of Insurance rough framing inspection. This inspection must be requested by the permittee prior to any type of covering that would keep the inspector from being able to verify the required connector or fastener pattern.
- c. Texas Department of Insurance final framing inspection. This inspection must be requested by the permittee prior to installation of insulation and concealment of fastener patterns of exterior coverings and roof coverings. Re-roofing inspections fall into this category.
- d. Texas Department of Insurance mechanical inspection. This inspection must be requested by the permittee after all outside mechanical equipment has been anchored, particularly air conditioning condensers. This category of inspections includes anchorage of other exterior equipment, including floodlights, turbine vents, propane tanks, swimming pool filters, water cooling towers, satellite dishes, and other similar equipment.
- e. All engineered structures must be designed and inspected by a Texas-registered professional engineer. The engineer must submit a Building Design Certificate, Form WPI-1 with sealed design drawings approved by the Texas Department of Insurance.

- f. Approved engineer's inspection. It is the certifying engineer's responsibility to ensure that the engineer or the engineer's representative has completed the Texas Department of Insurance framing inspection prior to the city inspector completing the city's frame inspection.
- g. All structures requiring a permit must be inspected by an inspector certified by the Texas Department of Insurance or by a Texas-registered professional engineer.
- h. A Certificate of Compliance, Form WPI-2 or WPI-8, issued by the Texas Department of Insurance, is evidence of compliance with this section and is required before issuance of a certificate of occupancy. No substitutions will be accepted. A temporary certificate of occupancy may be issued prior to receipt of the Building Certificate, Form WPI-2 from a Texas Department of Insurance inspector or approved Texas-registered professional engineer.
- i. Only inspectors employed or certified by the Texas Department of Insurance or Texas registered professional engineers may be used to inspect for compliance with this section. Unless authorized by the Texas Department of Insurance, the building official and building inspectors shall not certify compliance with this section. The Texas Department of Insurance may be notified if any suspected violations are observed during the normal course of other inspections.

(23) Section 110.5 of the International Building Code is amended by adding a new subsection 110.5.1 to read as follows:

110.5.1 Inspections. The building official or the building official's designee upon twenty-four-hour advance notification from the permit holder or permit holder's authorized agent will endeavor to make the following inspections and the other inspections as necessary, and either release that portion of the construction or notify the permit holder or permit holder's agent of any violations, which must be corrected in order to comply with the technical construction codes. The permit holder or permit holder's authorized agent shall at the time of the request for inspection provide a physical address for the job site, the permit number for the project, and the type of inspection being requested. It is the responsibility of the permit holder or the permit holder's agent to request inspections. Failure to request for required inspections could result in the removal of finishes and systems to ensure that the inspections can be performed in compliance with this code. Removal and replacement of finishes and systems is at the expense of the owner and owner's agent or representative.

- (24) Section 113 the International Building Code is deleted. Refer to Section 14-206(a) Technical Construction Boards for details on the establishment, duties and powers, and appeals process of the building code board of appeals.
- (25) Section 114.4 of the International Building Code is deleted. Refer to Section 14-207 Violations and Penalties.
- (26) Chapter 4 of the International Building Code is amended to add a new subsection 427 - – Location of Buildings Near Oil & Gas Wells to read as follows:

427.1 General. The presence of oil and gas wells within the city presents the risk of blow-outs and explosions that could endanger the lives of occupants in buildings in proximity to the wells. The city land drilling ordinance and Fire Prevention Code prohibit flames around wells. This section regulates the location of buildings in proximity to oil and gas wells in order to provide for the safety of building occupants.

427.2 Buildings are prohibited within one hundred fifty (150) feet of active wells. No habitable building may be constructed within one hundred fifty (150) feet of an oil and gas well that has not been plugged and abandoned under regulations in the city's land drilling ordinance, except buildings directly associated with production from the well.

427.2.1 Any oil or gas well that was plugged and abandoned prior to May 29, 1968 with mud or only a bottom plug is considered unsafe for the location of any building within fifty (50) feet of the well until the well is remedied by setting a cement plug in the well near the surface, cutting the casing off below ground, and placing a steel plate over the top.

427.2.2 Natural Gas

425.3 Natural gas seepage areas. In any area characterized by seeping methane gas at the surface of the ground, any building constructed must be provided with ventilation for the purpose of protecting against any accumulation of explosive gases under the building. Ventilation systems must be designed by an engineer who must submit a statement with the building permit application to the effect that the design of the ventilation systems complies with this section.

- (27) Section [F] 907.2.3 of the International Building Code is revised to read as follows:

907.2.3 Group E. A manual fire alarm system that activates the occupant notification system in accordance with section 907.5 shall be installed in Group E occupancies. Smoke alarms shall be installed in all educational

occupancies, including but not limited to, day care centers, elementary and secondary schools, and all portable buildings. These devices shall be installed in accordance with the rules for partial smoke detection systems, except that day care centers require additional protection in every room in which children sleep. Smoke alarms shall be listed and meet the installation requirements of NFPA 72.

- (28) Section 912.2 of the International Building Code is amended by adding a new subsection 912.2.3 to read as follows:

912.2.3 Proximity to hydrant. Fire department connections for each sprinkler or standpipe system shall be located not more than 100 feet (30 m) from the nearest fire hydrant connected to an approved water supply.

- (29) Section 1101.2 of the International Building Code is revised to read as follows:

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, and the Texas Accessibility Standards, published by the Texas Department of Licensing and Regulation. If a conflict exists between the provisions of this code, ICC A117.1, or the Texas Accessibility Standards, the Texas Accessibility Standards control. The design of all buildings subject to chapter 469 of the Texas Government Code, chapter 63 of the Texas Administrative Code, and the Texas Accessibility Standards shall be reviewed under procedures established by the Texas Department of Licensing and Regulation in chapter 63 of title 16 of the Texas Administrative Code and the Texas Accessibility Standards.

- (30) Section 1609.1.1 of the International Building Code is revised to read as follows:

1609.1.1 Determination of Wind Loads. Wind loads on every building or structure shall be determined in accordance with chapter 6 of ASCE 7 or provisions of the alternate all-heights method in section 1609.6. The type of opening protection required, basic wind speed, and exposure category for a site may be determined in accordance with section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

Exceptions:

- a. Subject to the limitations of section 1609.1.1.1, the provisions of ICC 600 shall be permitted for applicable Group R-2 and R-3 buildings.

- b. Subject to the limitations of section 1609.1.1.1, residential structures using the provisions of the AF&PA WFCM.
 - c. Subject to the limitations of section 1609.1.1.1, residential structures using the provisions of AISI S230.
 - d. Subject to the limitations of section 1609.1.1.1, residential structures, except one- and two family dwellings using the provisions of the AF&PA Wood Frame Construction Manual for One- and Two- Family Dwellings, 2001 Edition.
 - e. Designs using NAAMM FP 1001.
 - f. Designs using TIA-222 for antenna-supporting structures and antennas.
 - g. Wind tunnel tests in accordance with section 6.6 of ASCE 7, subject to the limitations in section 1609.1.1.2.
- (31) Section 1612.3 of the International Building Code is revised to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority 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 the City of Corpus Christi, Texas (Nueces and Kleberg County)' dated July 23, 1971, as revised on September 17, 1992, and including the accompanying Flood Insurance Rate Map (FIRM), 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.

- (32) Chapter 31 of the International Building Code is amended by adding new section 3112 to read as follows:

SECTION 3112

BOAT DOCKS AND MOORINGS

- 3112.1 General. It shall be unlawful, unless specifically provided for by this section, for any person, firm, or corporation to place, build, construct, or maintain any dock, pier, mooring, piling, post, pipe, or pole in waters within the city limits or Lake Corpus Christi Reservoir below elevation ninety-four (94) feet above mean sea level.

- 3112.2 Permits required. The building official may issue permits for the placing, building, or construction of any dock, pier, mooring, piling, post, pipe, or pole in waters within the city limits or Lake Corpus Christi reservoir below elevation ninety-four (94) feet above mean sea level. Each dock, pier, mooring, piling, pole, pipe, post, or other structure constructed in waters within the city limits or Lake Corpus Christi Reservoir shall be authorized by a permit issued under this section.
- 3112.3 A permit issued by the building official under this section for a dock, pier, mooring, piling, pole, pipe, post, or other structure in waters within the Lake Corpus Christi Reservoir shall be authorized by the city's executive director of utilities.
- 3112.4 A permit issued by the building official under this section for a dock, pier, mooring, piling, pole, pipe, post, or other structure in waters within the city over submerged lands under the control of the Texas General Land Office (the "TGLO") shall be authorized by the TGLO Commissioner.
- 3112.4.1 A permit issued by the building official under this section for a dock, pier, mooring, piling, pole, pipe, post, or other structure in waters within the city patented by the State of Texas shall be authorized by a lease from the city.
- 3112.4.2 A permit issued under this section shall specify the dimensions and the type of materials used and describe the upland to which said placement or structure is attached.
- 3112.4.3 Compliance with this section does not relieve a person, firm, or corporation from obtaining authorization from any other governmental body for the placement of any facility or structure in waters within the city.
- 3112.5 Boat docks and fishing piers.
- 3112.5.1 Construction standards.
- 3112.5.1.1 Boat docks and fishing piers shall be constructed using reinforced concrete and/or heavy timber.
- 3112.5.1.2 Wood piles used to support boat and fishing piers shall be pressure-impregnated according to AWPA Standard U1 (which contains information for end users/specifiers) and AWPA

Standard T1 (which contains treating requirements for manufacturers).

- 3112.5.1.3 Piles shall be driven to a minimum penetration below the mud line equivalent to one half (1/2) the length of the cut-off pile.
- 3112.5.1.4 Piers shall be designed to withstand a total live load of fifty (50) pounds per square foot.
- 3112.5.1.5 Wooden structural members below the walkway level (caps, stringers, braces, etc.) shall be pressure-impregnated according to AWP Standards U1 and T1.
- 3112.5.1.6 The primary pier walkway or platform shall be elevated or otherwise designed to minimize damage resulting from wave action or rising waters. For purposes of this section, the designer shall refer to the flood insurance rate maps and flood hazard boundary floodway maps of the city or the County in determining the damage potential from wave action or rising waters at the specific locality.
- 3112.5.1.7 Wooden caps, stringers, and beams shall be positively connected to their supporting members in such a manner so as to completely resist their displacement by wave action or rising waters.
- 3112.5.1.8 Wooden decking shall be at least two (2) inch nominal thickness and nailed to the decking supporting members in such a manner so as to allow the decking to be displaced by wave action or rising waters.
- 3112.5.1.9 Hardware shall be hot-dipped galvanized under ASTM Standard A153-61.
- 3112.5.1.10 When any boat dock or fishing pier is used as an integral part of an exit way from a building, guardrails shall be provided as prescribed in this code. In all other cases, adequate guardrail protection as determined by the designer shall be provided.

3112.5.1.11 Design. All boat docks and fishing piers shall be designed by a professional engineer licensed in the State of Texas.

3112.5.1.12 Damaged boat docks and fishing piers shall comply with:

- 1) Damaged boat docks and fishing piers may be rebuilt at their original elevation, provided that at least seventy five (75) percent of the existing pilings are found to be sound. The building official shall make this determination. All piers not meeting this requirement shall be removed.
- 2) Damaged piers not completely rebuilt shall be completely removed.

(33) Section 3409.1 of the International Building Code is amended by adding a new subsection 3409.1.1 to read as follows:

3409.1.1 Authority of building official. The provisions of the technical construction codes relating to the, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures may not be mandatory for existing buildings or structures identified and classified by the state or the city as historic buildings, provided that, in the opinion of the building official, any proposed alteration, repair, enlargement, restoration or relocation of the buildings, not in strict compliance with the technical construction codes will nevertheless meet the spirit and intent of the technical construction codes. Accompanying the application for a permit for the work, the applicant must submit documentation acceptable to the building official which identifies the structure to be a historic structure or historic building and must submit complete architectural and engineering plans and specifications bearing the seal of a licensed design professional registered in the State of Texas.

(34) Section 3410 of the International Building Code is amended by adding a new subsection 3410.2 to read as follows:

3410.2 House Moving.

- a. General. A building or part of any building may not be moved through or across any sidewalk, street, alley, or highway within the city limits without first obtaining a house moving permit from the building official.

- b. House mover's license required. A house moving permit may be issued only to holders of current and valid house mover's licenses.
- c. Written application. Any person desiring to move a building shall first file with the building official a written application containing the following information:
 - 1. Type and kind of building to be moved.
 - 2. Original cost of the building.
 - 3. Extreme dimensions of the length, height, and width of the building.
 - 4. Present and proposed location of the building by lot, block, subdivision, and street numbers.
 - 5. Approximate time the building or structure will be upon the streets and the route that will be taken from the present to the new location. The route must have been reviewed and approved by the city's traffic engineer.
- d. Owner's deposit and agreement required. As a condition precedent to the issuance of the building permit for the necessary improvements, the owner of the lot to which the house, building, or structure is proposed to be moved must place on deposit with the city a cash deposit of five hundred dollars (\$500) and an affidavit in which the owner agrees that, if the specified required improvements are not made within the required time period, the five hundred dollar (\$500) deposit will be forfeited and retained by the city. The building official is authorized to grant extensions of time under this section not to exceed an aggregate total of one-hundred twenty (120) calendar days for cause beyond the control of the owner. The retainage of the deposit is to help defray the additional clerical and inspection costs incurred under the circumstances and is not a penalty or preclusive of any remedy otherwise available to the city to enforce this code. If the necessary improvements are completed within the required time period, the five hundred dollar (\$500) cash deposit will be refunded when the certificate of occupancy is issued.
- e. Substandard buildings and structures. Upon forfeiture of the owner's deposit and depending upon the state of completion of the building or structure and the site, the building official must initiate a substandard case against the property through the code

enforcement administrator of the city's code enforcement department.

f. Bond required.

1. The building official, as a condition precedent to the issuance of a house moving permit, may require a bond to be executed by the person desiring such permit with a corporate surety sufficient to the satisfaction of the risk manager. The bond must be made payable to the City of Corpus Christi for the amount that the city's risk manager prescribes.
2. The bond must indemnify the city against any damage caused by the moving of the building to streets, curbs, sidewalks, shade trees, highways, and any other property which may be affected by the moving of the building or structure.
3. The surety bond must be conditioned upon liability for failure to strictly comply with the terms of the house moving permit (to include the route to be taken, period of time in which to affect the move, and repairs or compensation required for damages to public or private property and public improvements) and payment to the city as liquidated damages an amount not to exceed fifty dollars (\$50.00) which shall be prescribed by the building official for each and every day's delay in completing the move, repairing any damages to property or public improvements, and clearing all public streets, alleys, or highways of debris occasioned by the movement of the building or structure over public streets, alleys, or highways.

g. Improvements by owner.

1. The owner of any house, building, or structure proposed to be moved must make within one-hundred fifty (150) days from the date of the issuance of the house moving permit all necessary improvements that are required in order for the house, building, or structure to comply with the requirements of this section.
2. Extensions of time as deemed reasonable may be granted by the building official upon a showing of delay caused by matters beyond the control of the owner or house mover.
3. The application for house moving permit must be accompanied by an application for a building permit and a complete set of plans and specifications signed by the owner or the owner's agent showing the condition of the house,

building, or structure as it is being moved and all improvements that are contemplated at the new location.

h. Additional improvements by owner required.

1. The owner of any house, building, or structure proposed to be moved to any new location within the city or within five thousand (5,000) feet of the city limits shall, within one-hundred fifty (150) calendar days from the date of the issuance of the house moving permit, make any necessary improvements that are required in order to bring the house, building, or structure into compliance with the requirements of the city's codes, zoning ordinance, and platting ordinance.
2. The application for building permit, if for a permanent dwelling within the city or city's extraterritorial jurisdiction, must include evidence of the availability at the site of electricity, an approved potable water supply, and approved methods of sewage disposal, construction debris containment, and trash hauling so that the site remains clear of blowing trash.

i. Exemptions for moving small buildings, mobile homes, HUD-code manufactured housing, or industrialized buildings.

1. Any building or structure for which the maximum dimensions are less than thirteen (13) feet, six (6) inches in height, twelve (12) feet, zero (0) inches in width, and fifty-five (55) feet, zero (0) inches in length may be moved without a house mover's license or house moving permit.
2. Any mobile home, HUD-code manufactured housing unit, or industrialized building bearing the inspection sticker of the Texas Department of Licensing and Regulation or Texas Department of Housing and Community Affairs may be moved without a house mover's license or house moving permit.

j. Removal of piers, foundations, stairs, and other debris.

1. When any building is moved, the house mover shall remove from the site any piers previously used to support the structure, foundation elements that are above grade, stairs that provided access to the structure, and any other debris resulting from the moving or partial demolition of the structure.
2. The house mover may leave structures at the site (including piers, foundation elements, and stairs) that will be used to

construct a new structure on the site, if a building permit has been issued for the new structure.

- k. The house mover shall notify the city's water and wastewater departments, so the taps and meters can be removed by the city.

3410.2.1 House mover's license required.

- a. A house mover's license is required before any person, firm, or corporation moves a house, buildings, or other structure within the city.
- b. An applicant for a house mover's license shall apply to the building official for a house mover's license.
- c. The applicant in the application must state the name and address of all persons owning any interest in the house moving business.
- d. The applicant must pay at the time of application the annual house mover's license fee specified in Section 14-1313 Technical Construction Codes Fee Schedules.

3410.2.2 Term of license and renewal.

1. A house mover's license is valid for one (1) year from the date of issuance, unless sooner revoked.
2. A house mover's license may be renewed at the end of its term by filing an application for renewal and paying the annual license fee established in section 14-1313 Technical Construction Codes Fee Schedules.

3410.2.3 House moving permit required.

1. No person may move a house, building, or other structure without first obtaining a house moving permit.
2. House moving permits may only be issued to the holder of current and valid house mover's license.
3. The house mover shall move (relocate and secure) the permitted structure within forty-five (45) days from the date of issuance of the moving permit.
4. The house mover must demolish and remove any debris, piers, porches, stairs, or foundation elements above from the location

at which a house, building, or other structure was removed within forty-five (45) days from the date of issuance of the moving permit.

3410.2.4 Notification, payments, and revocation of license.

1. As a condition of the permit, any licensed house mover shall before moving any house, building, or structure within the city give notice to all persons, firms, or corporations, utilities, or other persons having poles, lines, wires, or other the fixtures that may be affected along the route over which the house building, or structure may be moved, at least twenty-four (24) hours before the house, building, or structure must be moved.
2. The house mover must obtain an approved route from the city traffic engineer, and secure motorcycle police and utility company escort services to accompany the house, building, or structure along its movement on the approved route. The house mover must provide the required escorts at the house mover's expense.
3. The house mover is responsible to the owner for ensuring that all requirements coincidental with the movement of a house, building, or structure are met, including, but not limited to the following:
 - a. That the structure is moved in a timely manner.
 - b. If the house, building, or structure is relocated to a lot within the city, the structure is located on the new lot in a manner that complies with all required setbacks and easements.
 - c. If the house, building, or structure is relocated to a lot within the city, the foundation system is designed and constructed under the technical construction codes.
 - d. If the house, building, or structure is relocated to a lot within the city, the engineer of record, responsible for the design and certification of the installation of the foundation system, has inspected the preparation of the foundation system, has supervised the placement of the steel, has supervised the placement of any concrete supports, and has forwarded the foundation certificate to building operations in a timely manner.
4. Upon the completion of the moving operation and the final determination of the expenses, including time and material

incurred by the city for services and material provided to the house mover, which are shown on an itemized statement furnished to the permit holder, the house mover shall pay the city's expenses within ten (10) days after receipt of the statement. If the house mover fails to pay the expenses within ten (10) days, the house mover's license is automatically cancel the house mover's license of the person, firm, or corporation engaged in the business of house moving in the city, and a letter from the building official upon the receipt of documentation from the aggrieved department/division to the person, firm, or corporation is sufficient to cancel the permit and suspend the house mover's license.

5. The building official may suspend or revoke, at any time a house mover's license, if the holder of the license while preparing, moving, or securing any house, building, or structure violates the terms of this code, or any other ordinance of the city.
 - a. The building official may suspend a house mover's license for any period less than sixty (60) days.
 - b. The building official may revoke a license for a minimum of sixty-calendar days, but not more than a period of one (1) year.
 - c. A revocation of license requires re-licensing under subsection (d) (1) of this section.
 - d. The decision of the building official to suspend or revoke a house mover's license may be appealed to the city council. Any appeal must be filed in writing, with the city secretary, within ten (10) working days of the date of the building official's decision.
6. Requests for reinstatement of a house mover's suspended or revoked license may be filed by the house mover with the building official.
 - a. The house mover must submit documentation indicating that the house mover has completed the work or corrected the problem that lead to the infraction and has taken measures to prevent future infractions.
 - b. A license reinstatement fee must be paid before a house mover's license is reissued, as provided for in the permit fee schedule.

3410.2.5 Amount of house mover's bond.

1. The amount of bond required by section 3410.2(6) is twenty thousand dollars (\$20,000.00).
2. In lieu of the bond in the amount of twenty thousand dollars (\$20,000.00), the applicant may give as surety upon the bond a good and reliable surety company or may give a sufficient personal bond with two (2) or more financially responsible persons as sureties.
 - a. Before becoming effective, the bond requires the approval of the city attorney.
 - b. The bond must be conditioned that it will not be discharged by one (1) recovery on the bond, but that the obligation is a continuing obligation, which is effective for the term of the house mover's license.

3410.2.6 Required house mover's insurance.

1. The applicant shall file with the building official a comprehensive general liability, motor vehicle liability, and property damage insurance policies.
2. The policies must be accompanied by endorsements naming the applicant as the insured, and the city as an additional named insured, in an amount determined by the director of safety and risk management, under the provisions of section 17-15 of the Code of Ordinances.
3. The policy must be effective for the duration of the license requested by the applicant.

(Ord. No. 029343, § 1, 1-10-2012)

Sec. 14-232. - Existing building code.

With the following additions, deletions, and revisions, the International Existing Building Code, 2015 Edition, as published by the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Existing Building Code of the City of Corpus Christi:

- (1) Section 101.1 of the International Existing Building Code is revised to read as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of the City of Corpus Christi, hereinafter referred to as 'this code.'"

- (2) Section 112 of the International Existing Building Code is deleted. Refer to section 14-206(a) Technical Construction Boards for details on the establishment, duties and powers, and appeals process of the building code board of appeals.
- (3) Section 113 of the International Existing Building Code is deleted. Refer to section 14-207 Violations and Penalties.

(Ord. No. 029343, § 1, 1-10-2012)

Secs. 14-233—14-240. - Reserved.

DIVISION 3. - ELECTRICAL CODE

Sec. 14-241. - Electrical code.

With the following deletions and revisions, the National Electrical Code, 2014 Edition (including Annex H, Administration and Enforcement), as published by the National Fire Protection Association, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the electrical code for the City of Corpus Christi.

- (1) Section 80.13(13) of the National Electrical Code is revised to read as follows:

Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the authority having jurisdiction shall be permitted to require that such work be exposed for inspection. The authority having jurisdiction shall be notified when the installation is ready for inspection and shall conduct the inspection within two (2) days.

- (2) Section 80.15 of the National Electrical Code is deleted. Refer to section 14-206(b) Technical Construction Boards for details on the establishment, duties and powers, and appeals process of the electrical advisory board.
- (3) Section 80.19(F)(3) of the National Electrical Code is revised to read as follows:

Rough inspection must be called for by the permittee or the permittee's agent and must be made prior to the concealment of the work.

- (4) Section 80.23 of the National Electrical Code is deleted. Refer to section 14-207 Violations and Penalties.

- (5) Section 80.25(C) of the National Electrical Code is deleted.

- (6) Section 80.27(A) of the National Electrical Code is revised to read as follows:

Certificate. All electrical inspectors shall possess a Master Electrician license issued by the State of Texas.

- (7) Section 80.29 of the National Electrical Code is revised to read as follows:

80.29 Liability for Damages. Article 80 shall not be construed to affect the responsibility or liability of any party owning, designing, operating, controlling, or installing any electrical equipment for damages to persons or property caused by a defect therein, nor shall the city or any of its employees be held as assuming any such liability by reason of the inspection, reinspection, or other examination authorized.

- (8) Section 80.35 of the National Electrical Code is deleted.

- (9) Section 90.2(B)(5)(b) of the National Electrical Code is revised to read as follows:

b. Are located in legally established irrevocable easements, which have been filed for record with the county clerk's office, rights-of-way, or by other agreements either designated by or recognized by public service commissions, utility commissions, or other regulatory agencies having jurisdiction for such installations, or

- (10) Section 90.2(B) of the National Electrical Code is revised by adding a new subsection 90.2(B)(6) to read as follows:

(6) Installations of exterior lighting on property owned or leased by the utility, in public streets or alley rights-of-way, and in irrevocable utility or electric easements. If the easement on which the outdoor lighting is being installed is not shown on a plat that is filed for record with the county clerk's office, the electrical utility must present a map or survey showing the location of the easement and the location of the proposed outdoor lighting.

- (11) Article 90 of the National Electrical Code is amended by adding a new section 90.10 to read as follows:

90.10 Individual metering required. A building or buildings containing more than five (5) dwelling units must provide for individual metering or sub metering of each dwelling unit.

- (12) Section 210.19 of the National Electrical Code is amended by adding a new subsection 210.19(C) to read as follows:

(C) Minimum amperage. All circuits, except lighting circuits, must have a minimum current capacity of twenty (20) amperes.

- (13) Section 210.52(B)(1) of the National Electrical Code is revised to read as follows:

(1) Receptacle Outlets Served. In the kitchen, pantry, breakfast room, dining room, laundry/utility room, or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits required by Section 210.11(C)(1) shall serve all receptacle outlets covered by Sections 210.52(A) and (C) and receptacle outlets for refrigeration equipment.

- (14) Section 210.52(B)(2) of the National Electrical Code is amended by adding a new exception No. 3 to read as follows:

Exception No. 3: A receptacle or electrical connection installed to power a vent hood located in a kitchen above a cooking surface.

- (15) Article 210 of the National Electrical Code is amended by adding a new section 210.53 to read as follows:

210.53 Receptacles Required For Non-Dwellings. Commercial buildings must have a minimum of one (1) receptacle installed for every twenty (20) feet measured horizontally around the interior wall at the floor level of each room, excluding storage rooms.

- (16) Section 220.14 of the National Electrical Code is amended by adding new subsection (M) to read as follows:

(D) Maximum number of fixtures and receptacles.

- (1) For circuits supplying lighting fixtures having ballasts, transformers, or autotransformers, the computed load based on the total ampere ratings of such fixtures must determine the number of fixtures on a lighting circuit.

- (17) Article 230 of the National Electrical Code is amended by adding a new section 230.11 to read as follows:

230.11 Service-Entrance Conductor and Sub feed Installation Methods. Service-entrance conductors and sub feeds to electrical distribution panels must run in conduits or raceways. A masthead used for support of service drop conductors must extend not less than forty-two (42) inches above the roof and must be two (2) inches or larger rigid metal conduit.

- (18) Section 230.70 of the National Electrical Code is amended by adding new subsections 230.70(D) and 230.70(E) to read as follows:
- (D) Minimum Fault Current Protection. All electrical service entrance equipment, except for temporary construction loops, must be provided with fault current protection of not less than twenty-two thousand (22,000) amps.
 - (E) Exception For Certain Lighting Fixtures Installed on Poles. A service disconnect means is not required on a pole with a lighting fixture, if:
 - (1) The pole is in a location accessible to the public, such as in parking lots, parks, etc., and a disconnecting means is installed in the circuit powering the fixture at a secure location, or
 - (2) The fixture and all wiring providing power to the fixture are under the exclusive control of an electric distribution utility.
- (19) Section 250.52(A)(5) of the National Electrical Code is revised to read as follows:
- (F) Rod and Pipe Electrodes. Rod and pipe electrodes shall not be less than 2.5 m (8 ft.) in length and shall consist of the following materials.
 - (1) Electrodes of pipe or conduit shall not be shall be smaller than metric designator 21(trade size 3/4), and must be made of brass or copper.
 - (2) Nonferrous rods shall not be less than 13 mm (1/2 in.) in diameter.
- (20) Section 300.1 of the National Electrical Code is amended by adding a new subsection 300.1(D) to read as follows:
- (D) Raceways or metal clad cables in commercial buildings. All commercial buildings must be wired in electrical conduits or with metal clad cables, except as provided herein.
 - (1) Exceptions to raceways or metal clad cables.
 - (a) Raceways or metal clad cables will not be required when structures, which were originally constructed and used as single-family, single-story, residential-use buildings, are converted to commercial usage if, at the time the building is converted to commercial usage, the preexisting electrical wiring, equipment, and fixtures in such structures conform to all other applicable provisions of this code.

- (b) Any installation of new electrical wiring, fixtures or apparatus installed in any building which was converted to commercial usage, or any rewiring of such structure must be wired in raceways or metal clad cables.
- (21) Section 300.3 of the National Electrical Code is amended by adding a new subsection 300.3(D) to read as follows:
- (D) Prohibited Conductors. The use of aluminum conductors of No. 2 gauge and smaller is prohibited in electrical wiring installations, except that exterior, overhead conductors are exempted from this prohibition.
- (22) Section 300.5 of the National Electrical Code is amended by adding a new subsection 300.5(L) to read as follows:
- (L) Non-metallic Electrical Conduit Required. Only non-metallic electrical conduit may be installed underground. The use of metallic electrical conduits is prohibited in underground installations.
- (23) *Table 310.5* is amended by adding a new exception No. 1 to read as follows:
- Exception No. 1: The minimum size conductor that may be used on any circuit, except a lighting circuit, is 12.
- (24) Article 408 of the National Electrical Code is amended by adding new sections 408.23 and 408.24, to read as follows:
- 408.23 Spare Raceways. For each panel a spare one-inch raceway must be installed from the panel to an accessible location.
- Exception No. 1:* A spare raceway is not required if there is no access in the attic or from floor above or below the panel.
- Exception No. 2:* A spare raceway is not required if the walls and ceiling adjacent to panel are not covered.
- 408.24 Spare Circuits. One (1) spare circuit must be installed for every five (5) circuits in all new buildings.
- (25) Section 514.8 of the National Electrical Code is revised to read as follows:
- 514.8 Underground Wiring. Underground wiring shall be installed in schedule 80 Electrical PVC. Any portion of electrical wiring or equipment that is below the surface of a Class I, Division 1, or Class I, Division 2 location [as classified in Table 514.3(B)(1) and Table 514.3(B)(2)] shall be

considered to be in a Class I, Division 1 location that shall extend at least to the point of emergence above grade. Refer to Table 300.5 of this code.

Exception No. 1: Type MI cable shall be permitted where it is installed in accordance with Article 332.

Exception No. 2: Rigid nonmetallic conduit complying with Article 352 shall be permitted where buried under not less than 600 mm (2 ft.) of cover. An equipment grounding conductor shall be included to provide electrical continuity of the raceway system and for grounding of non-current carrying metal parts.

- (26) Chapter 6 of the National Electrical Code is amended by adding a new article 696 to read as follows:

ARTICLE 696

ELECTRICALLY-CHARGED FENCING

696.1 Electrically-charged fencing. Installation of electrically-charged fencing for the purpose of security, animal containment and other similar uses must be under approved Underwriters' Laboratories, or any other nationally recognized testing agency, devices. Upon installation such fencing must be clearly identified with signage not to exceed a fifty-foot maximum spacing on this electrical fencing. The signage must be legible from a distance of five (5) feet and must be properly maintained while fence is in use.

(Ord. No. 029343, § 1, 1-10-2012)

Secs. 14-242—14-250. - Reserved.

DIVISION 4. - ENERGY CONSERVATION CODE

Sec. 14-251. - Energy conservation code.

With the following additions, deletions, and revisions, the International Energy Conservation Code, 2015 Edition, as published by the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Energy Conservation Code for the City of Corpus Christi:

- (1) Section 101.1 of the International Energy Conservation Code is revised to read as follows:

101.1 Title. This code shall be known as the Energy Conservation Code of the City of Corpus Christi, and shall be cited as such. It is referred to herein as 'this code.'

- (2) Section 104.5 of the International Energy Conservation Code is revised to read as follows:

104.5 Approved inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

104.5.1 Approved agents. Only those third party inspectors who have been registered with the City and have met the requirements of the Building Official shall be accepted as approved energy conservation code compliance inspectors. A list of third party inspectors that are registered with the City to be third party energy compliance inspectors will be available on the City's Development Services website for public viewing.

104.5.2 Requirements for registered third party inspectors.

- (a) Insurance - Third party inspectors are required to have \$500,000 of commercial general liability, with a combined single limit per occurrence provided coverage for property damage and bodily injury.
- (b) Registration - All third party inspectors are required to register with the City for participation in the City of Corpus Christi Energy Conservation Code Compliance Program.
- (c) Renewal - All third party inspectors are required to submit an annual renewal and proof of current insurance to Development Services.

- (3) Section 104.8 of the International Energy Conservation Code is revised to read as follows:

104.8 Approval. After the prescribed tests and inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the Building Official.

104.8.a Method of Approval. Test results will be accepted by Development Services via electronic submission.

104.8.b Documentation Requirements for Code Compliance Registration with the City shall contain:

- 1. The name of the company
- 2. Company address
- 3. Specific energy improvements offered by company

4. Name of registered technician that will be performing the inspection
5. Type of certification that inspector has acquired. Certified HERS Raters or Rating Field Inspectors by RESNET, Performance Verification Technicians certified by Texas HERO, or other certifications that are approved by the Building Official.
6. Certificate of Insurance

104.8.c Documentation Requirements for Inspection Submission:

1. Verification of third party registration
2. Disclosure of inspection results
3. Pass or fail results

104.8.d Time Frame for Submitting Approved Test Results. Test results by a third party inspector in compliance with Section 104.5.1 shall be filed with Development Services, Building Division, prior to the Certificate of Occupancy being issued.

104.8.1 Revocation. The Building Official is authorized to, in writing, suspend or revoke a notice of approval whenever the certificate is issued in error, incorrect information was supplied, or where it is determined that the building, structure, premise, or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

- (4) Section 108.4 of the International Energy Conservation Code is deleted. Refer to section 14-207 Violations and Penalties.

(Ord. No. 029343, § 1, 1-10-2012; Ord. No. 029763, § 1, 3-19-2013)

Secs. 14-252—14-260. - Reserved.

DIVISION 5. - FUEL GAS CODE

Sec. 14-261. - Fuel gas code.

With the following additions, deletions, and revisions, the International Fuel Gas Code, 2015 Edition [including Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use With Type B Vents; Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; and Appendix D, Recommended Procedure for Safety Inspection of an Existing Appliance Installation (see International Fuel Gas Code Section 101.3 2009 2015 Edition)], as published by

the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Fuel Gas Code for the City of Corpus Christi:

- (1) Section 101.1 of the International Fuel Gas Code is revised to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Corpus Christi, hereinafter referred to as 'this code.'

- (2) Section 106.6.2 of the International Fuel Gas Code is revised to read as follows:

106.6.2 Fee schedule. On plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the applicable schedule referenced under Article XIII, Development Service Fees, of Chapter 14, Development Services, of the City Code of Ordinances.

- (3) Section 106.6.3 of the International Fuel Gas Code is revised to read as follows:

106.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows.

- a. The full amount of any fee paid hereunder which was erroneously paid or collected.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (4) Section 107.2 of the International Fuel Gas Code is revised to read as follows:

107.2 Required Inspections and Testing. The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and other such inspections as necessary, and shall either release that portion of the construction or notify the permit holder or the permit holder's agent of violations that are required to be corrected. The holder of the permit shall be responsible for scheduling such inspections.

- a. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping is installed and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.
- b. Under floor inspection must be called for by the permit holder or the permit holder's agent, and must be made after all the piping under the

floor is installed and prior to the concealment of the work. A pressure test may be required on all piping before the inspection is approved.

- c. Rough-in inspection shall be made after the roof, framing, fire blocking and bracing are in place and components to be concealed are complete, and prior to the installation of wall or ceiling membranes.
- d. Final inspection shall be made upon completion of the installation.

The requirements of this section shall not be considered to prohibit the operation of any heating appliance installed to replace an existing heating appliance serving an occupied portion of a structure in the event a request for inspection of such heating appliance has been filed with the department not more than 48 hours after replacement work is completed, and before any portion of such appliance is concealed by any permanent portion of the structure.

- (5) Sections 108.1 through 108.4 of the International Fuel Gas Code are deleted. Refer to Section 14-207 Violations and Penalties.
- (6) Section 108.5 of the International Fuel Gas Code is revised to read as follows:

108.5 Stop work orders. Upon notice from the building official that 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, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building 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 \$2,000 dollars or more than \$10,000 dollars.

- (7) Section 109 of the International Fuel Gas Code is deleted. Refer to Section 14.206(c), Technical Construction Boards, for details on the establishment, duties and powers, and appeals process of the mechanical/plumbing advisory board.
- (8) Section 403.10.1 of the International Fuel Gas Code is amended by adding a new subsection 403.10.1.1 to read as follows:

403.10.1.1 Prohibited fittings. All threaded bushings shall be prohibited.

- (9) Section 404.10 of the International Fuel Gas Code is revised to read as follows:

404.10 Minimum burial depth. All underground piping systems shall be installed at a minimum depth of 18 inches (257 mm) below grade. If a minimum of 18 inches (257 mm) of cover cannot be maintained, the pipe must be installed in conduit or bridged (shielded).

- (10) Section 406.4 of the International Fuel Gas Code is revised to read as follows:

406.4 Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure measuring device designed and calibrated to read, record, or indicate a pressure loss due to leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

Exception: A spring-type mechanical gauge may not be used.

(Ord. No. 029343, § 1, 1-10-2012)

Secs. 14-262—14-270. - Reserved.

DIVISION 6. - MECHANICAL CODE

Sec. 14-271. - Mechanical code.

With the following additions, deletions, and revisions, the International Mechanical Code, 2015 Edition, as published by the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Mechanical Code for the City of Corpus Christi:

- (1) Section 101.1 of the International Mechanical Code is revised to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Corpus Christi, hereinafter referred to as "this code."

- (2) Section 106.5.2 of International Mechanical Code is revised to read as follows:

106.5.2 Fee schedule. On mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the applicable schedule referenced under Article XIII, Development Service Fees, of Chapter 14, Development Services, of the City Code of Ordinances.

- (3) Section 106.5.3 of the International Mechanical Code is revised to read as follows:

106.5.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

- a. The full amount of any fee paid hereunder which was erroneously paid or collected. The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (4) Section 107.2 of the International Mechanical Code is revised to read as follows:

107.2 Required inspections and testing. The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and other such inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or the permit holder's agent of violations that must be corrected. The holder of the permit shall be responsible for the scheduling of such inspections.

- a. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.
- b. Final inspection shall be made upon completion of the mechanical system.

Exception: Ground-source heat pump loop systems tested in accordance with Section 1208.1.1 shall be permitted to be backfilled prior to inspection.

The requirements of this section shall not be considered to prohibit the operation of any heating equipment or appliances installed to replace existing heating equipment or serving an occupied portion of a structure provided that a request for inspection of such heating equipment or appliances has been filed with the department not more than 48 hours after such replacement work is completed, and before any portion of such equipment or appliances is concealed by any permanent portion of the structure.

- (5) Sections 108.1 through 108.4 of International Mechanical Code are deleted. Refer to section 14207 Violations and Penalties.

- (6) Section 108.5 of the International Mechanical Code is revised to read as follows:

108.5 Stop work orders. Upon notice from the building official that 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, the owner's agent, or 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 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 \$2,000 dollars or more than \$10,000 dollars.

- (7) Section 109 the International Mechanical Code is deleted. Refer to Section 14.206(c) Technical Construction Boards for details on the establishment, duties and powers, and appeals process of the mechanical/plumbing advisory board.

(Ord. No. 029343, § 1, 1-10-2012)

Secs. 14-272—14-280. - Reserved.

DIVISION 7. - PLUMBING CODE

Sec. 14-281. - Plumbing code.

With the following additions, deletions, and revisions, the International Plumbing Code, 2015 Edition (including Appendix B Rates of Rainfall for Various Cities, Appendix C Structural Safety, Appendix D Degree Day and Design Temperatures, Appendix E Sizing of Water Piping (see International Plumbing Code Section 101.2 2015 Edition)), as published by the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Plumbing Code for the City of Corpus Christi:

- (1) Section 101.1 of the International Plumbing Code is revised to read as follows:

101.1 Title. These regulations shall be known as the Plumbing Code of the City of Corpus Christi, hereinafter referred to as 'this code.'

- (2) Section 106.6.2 of the International Plumbing Code is revised to read as follows:

106.6.2 Fee schedule. On plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the applicable schedule referenced under Article XIII, Development Service Fees, of Chapter 14, Development Services, of the City Code of Ordinances.

- (3) Section 106.6.3 of the International Plumbing Code is revised to read as follows:

106.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

- a. The full amount of any fee paid hereunder which was erroneously paid or collected. The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (4) Section 107.2 of the International Plumbing Code is revised to read as follows:

107.2 Required inspections and testing. The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or an agent of any violations that must be corrected. The holder of the permit shall be responsible for the scheduling of such inspections.

- a. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.
- b. Rough In inspection must be called for by the permit holder or the permit holder's agent, and must be made after all the piping under the floor is installed and prior to the concealment of the work. A pressure test is required on all piping before the inspection is approved.
- c. Top Out inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping, and bracing is in place and all sanitary, storm, and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes. A pressure test is required on all piping before the inspection is approved.
- d. Final inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

- (5) Section 108.4 of the International Plumbing Code is revised to read as follows:

108.4 Violation penalties. Any person who violates a provision of this code, fails to comply with any of the requirements thereof, or erects, installs, alters, or repairs work in violation of the approved construction documents, directive of the building official, or a permit or certificate issued under the provisions of this code, shall be guilty of a Class C Misdemeanor, punishable by a fine of not more than \$2,000 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- (6) Section 108.5 of the International Plumbing Code is revised to read as follows:

108.5 Stop work orders. Upon notice from the building official that 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, the owner's agent, or 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 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 \$2,000 dollars or more than \$10,000 dollars.

- (7) Section 109 of the International Plumbing Code is deleted. Refer to Section 14.206(c) Technical Construction Boards for details on the establishment, duties and powers, and appeals process of the mechanical/plumbing advisory board.
- (8) Section 202 of the International Plumbing Code is amended by adding the following definition to read as follows:

BACKFLOW PREVENTION ASSEMBLY TESTER. A Backflow Prevention Assembly Tester is an individual licensed by the Texas Commission on Environmental Quality under Sections 30.51 through 30.62 of Title 30 of the Texas Administrative Code.

- (9) Section 301.3 of the International Plumbing Code is amended by adding a new subsection 301.3.1 to read as follows:

301.3.1 Design. The plans and installation of a gray water disposal system providing for the storage of gray water must be designed and certified by a registered professional engineer or registered professional sanitarian.

Exception: Bathtubs, showers, lavatories, clothes washers, laundry trays, and condensate water from cooling coils shall not be required to discharge to the sanitary drainage system where such fixtures discharge to an approved gray water system for flushing of water closets and urinals or for subsurface landscape irrigation in accordance with Appendix C.

- (10) Section 305.6.1 of the International Plumbing Code is revised to read as follows:

305.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

- (11) Section 312.10 of the International Plumbing Code is revised to read as follows:

312.10 Inspection and testing of backflow prevention assemblies. Inspection and testing shall comply with Sections 312.10.1.

312.10.1 Inspection and Testing. Residential irrigation backflow prevention assemblies shall be tested at least once every three years. Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, pressure vacuum breaker assemblies, reduced pressure detector fire protection backflow prevention assemblies, double check detector fire protection backflow prevention assemblies, and spill proof vacuum breakers that are not part of a residential irrigation system shall be tested at the time of installation, immediately after repairs or relocation and at least annually. All testing and certification shall be performed by a state-licensed Backflow Prevention Assembly Tester. The Backflow Prevention Assembly Tester must file an original copy of the initial test certification and each annual certification with the building official within 10 days of the testing. The testing procedure shall be performed in accordance with one of the following standards: ASSE 5013, ASSE 5015, ASSE 5020, ASSE 5047, ASSE 5048, ASSE 5052, ASSE 5056, CSA B64.10 or CSA B64.10.1.

- (12) Section 606.2 of the International Plumbing Code is revised to read as follows:

Section 606.2 Location of shutoff valves. Shutoff valves shall be installed in the following locations:

- a. On the fixture supply to each plumbing fixture, other than bathtubs and showers in one- and two-family residential occupancies and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses, and similar occupancies.

- b. On the water supply pipe to each sill-cock, hose bib, or wall hydrant.
 - c. On the water supply pipe to each appliance or mechanical equipment.
- (13) Section 608.1 of the International Plumbing Code is amended by adding new subsections 608.1.1 and 608.1.2 to read as follows:
- 608.1.2 Failure to report test result. Upon the failure to report the result of the required test of the backflow prevention device, the City Manager, or designee, may authorize the stoppage of the supply of water to the service address. The water may not be restored, except upon provision of the report of the required test.
- (14) Section 608.14 of the International Plumbing Code is revised to read as follows:
- 608.14 Location of backflow preventers. Access shall be provided to backflow preventers as specified by the installation instructions of the approved manufacturer. If needed, additional access and clearance must be provided to allow for the required testing, maintenance, and repair. Access and clearance must require a minimum of one (1) foot (305 mm) between the lowest portion of the assembly and grade, floor, or platform. Installations elevated more than five (5) feet (1.53m) above the floor or grade, measured from the center line of the valve, must be provided with a permanent platform capable of supporting 500 pounds and provide mechanical support.
- (15) Section 608.16.4 of the International Plumbing Code is revised to read as follows:
- 608.16.4 Connections to automatic fire sprinkler systems and standpipe systems. The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a double check detector assembly or a reduced pressure principle detector backflow preventer.
- (16) Section 608.16.5 of the International Plumbing Code is revised to read as follows:
- 608.16.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a pressure-type vacuum breaker or a reduced pressure principle backflow preventer. A double check valve shall not be used. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.
- (17) Chapter 6 of the International Plumbing Code is amended by adding a new Section 614 to read as follows:

SECTION 614

LAWN IRRIGATION SYSTEMS

614.1 Landscape Irrigation Systems. Landscape Irrigation Systems are required to comply with chapter 344 of part 1 of title 30 of the Texas Administrative Code.

- (18) Section 708.3.1 of the International Plumbing Code is revised to read as follows:

708.3.1 Horizontal drains within buildings. All horizontal drains shall be provided with cleanouts located not more than 80 feet (24,384 mm) apart.

- (19) Section 708.3.2 of the International Plumbing Code is revised to read as follows:

708.3.2 Building sewers. Building sewers shall be provided with cleanouts located not more than 80 feet (24,384 mm) apart measured from the upstream entrance of the cleanout. For building sewers 8 inches (203 mm) and larger, manholes shall be provided and located not more than 200 feet (60,960 mm) from the junction of the building drain and building sewer, at each change in direction, and at intervals of not more than 400 feet (122 m) apart. Manholes and manhole covers shall be of an approved type.

- (20) Section 708.3.5 of the International Plumbing Code is revised to read as follows:

708.3.5 Building drain and building sewer junction. There shall be a two-way double riser cleanout near the junction of the building drain and the building sewer. The cleanout shall be either inside or outside the building wall and shall be brought up to the finished ground level or to the basement floor level. The two-way double riser cleanout at this location serves as the required cleanout for both the building drain and building sewer. The minimum size of the cleanout at the junction of the building drain and building sewer shall comply with section 708.7.

708.3.5.1 Wye cleanout to public sewer. A wye-type cleanout, not less than four inches (4) in diameter, must be extended to grade and located at the junction of the building sewer and public sewer at the property line.

- (21) Section 708.7 of the International Plumbing Code is revised to read as follows:

708.7 Minimum size. Cleanouts shall be the same nominal size as the pipe they serve up to 4 inches (102 mm). For pipes larger than 4 inches (102 mm) nominal size, the minimum size of the cleanout shall be 4 inches (102 mm).

Exceptions:

- a. 'P' trap connections with slip joints, ground joint connections, or stack cleanouts that are not more than one pipe diameter smaller than the drain served shall be permitted.
- b. Cast-iron cleanout sizing shall be in accordance with referenced standards in Table 702.4, ASTM A 74 for hub and spigot fittings or ASTM A 888 or CISPI 301 for hubless fittings.
- c. A two inch clean out may be used in an island vent configuration with a three inch horizontal branch drain where a vertical vent is not installed pursuant to section P3112.4.

- (22) Section 710 of the International Plumbing Code is amended by adding a new subsection 710.3 to read as follows:

710.3 Drain pipe sizing. Drain pipes shall be sized according to drainage fixture unit (d.f.u.) loads in Tables 709.1 or 709.2. The size of the drainage pipe shall be determined using the minimum pipe size available in Table 710.1(1).

- (23) Section 802.1.4 of the International Plumbing Code is revised to read as follows:

802.1.4 Swimming pools. Wastewater from swimming pools, backwash from filters, and water from pool deck drains must discharge to the building drainage system. The discharge shall be through an indirect waste pipe by means of an air gap.

- (24) Section 802.1.8 of the International Plumbing Code is revised to read as follows:

802.1.8 Food utensils, dishes, pots and pans sinks. Sinks used for the washing, rinsing, or sanitizing of utensils, dishes, pots, pans, or serviceware used in the preparation, serving, or eating of food shall discharge indirectly through an air gap.

- (25) Section 802.2 of the International Plumbing Code is revised to read as follows:

802.2 Installation. All indirect waste piping shall discharge through an air gap or air break into a waste receptor or standpipe. Waste receptors and standpipes shall be trapped and vented and shall connect to the building drainage system.

- (26) Chapter 8 the International Plumbing Code is amended by adding a new section 805 to read as follows:

SECTION 805

ELEVATOR SUMP DISCHARGE

805.1 General. Discharge of elevator sump sumps shall be to an approved location.

- (27) Section 904.1 of the International Plumbing Code is revised to read as follows:

Section 904.1 Roof extension. All open vent pipes that extend through a roof shall terminate at least 6 inches (mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

- (28) Section 913.2 of the International Plumbing Code is amended by adding a new subsection 913.2.1 to read as follows:

913.2.1 Vertical vents. A vertical vent must be installed on the drain line downstream of the island vent configuration, unless the building drain branch line is at least 3 inches (76mm).

- (29) Section 916.1 of the International Plumbing Code is amended by adding a new subsection 916.1.1 to read as follows:

916.1.1 Minimum size of vent stack with water closet. Every sanitary drainage system receiving the discharge of a water closet must have a minimum three (3) inch diameter main vent that is either a vent stack or a stack vent. Such vent must run undiminished in size and as directly as possible from the building drain through to the open air above the roof.

- (30) Section 917.1 of the International Plumbing Code is amended by adding a new subsection 917.1.1 to read as follows:

917.1.1 Installation of air admittance valves (mechanical vents) restricted. It shall be unlawful to use air admittance valves, except when conditions prevent the installation of a conventional or island fixture vent system, as determined by the building official.

- (31) Section 1003.3.1 of the International Plumbing Code is revised to read as follows:

1003.3.1 Grease interceptors and automatic grease removal devices required. A grease interceptor or automatic grease removal device shall be

required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias, clubs, churches, or other commercial food preparation or cooking areas where, in the opinion of the building official, grease could be introduced into the drainage system in quantities that can affect line stoppage or hinder sewage disposal. Fixtures and equipment shall include pot sinks, pre-rinse sinks, soup kettles or similar devices, work stations, floor drains or sinks into which kettles are drained, automatic hood wash units, and dishwashers without pre-rinse sinks. All floor drains located in the food preparation or cooking areas must be connected to the grease interceptor. Mop and service sinks used for the disposal of wastewater from mopping of floor surfaces in food preparation and cooking areas must be connected to the grease interceptor. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that could allow fats, oils, or grease to be discharged.

- (32) Section 1003.3.2 of the International Plumbing Code is revised to read as follows:

1003.3.2 Food waste grinders. In addition to the requirements in section 1003.3.1, where food waste grinders connect to grease interceptors, a solids interceptor shall separate the discharge before connecting to the grease interceptor. Solids interceptors and grease interceptors shall be sized and rated for the discharge of the food waste grinder. Emulsifiers, chemicals, enzymes, and bacteria shall not discharge into the food waste grinder.

- (33) Section 1003.3 of the International Plumbing Code is amended by adding new subsections 1003.3.6 and 1003.3.7 to read as follows:

1003.3.6 Design criteria and sizing method for custom fabricated grease interceptors.

1003.3.6.1 Flow rate. Grease interceptors will be sized according to the fixture unit flow rate of each fixture discharging into the interceptor. Fixture unit flow rate must be 7.5 per fixture unit. For grease producing fixtures, use Table 709.1 and 709.2 to select appropriate fixture unit value.

1003.3.6.2 Total fixture unit count. When total fixture count has been determined, multiply value by 7.5 per fixture unit to obtain total flow rate. Floor drains installed only for the purpose of cleanup and not used for direct discharge of any grease producing fixture may not be included in the sizing calculations. Hand sinks installed in food preparation and cooking areas only for the purpose of employee hygiene may not be included in the sizing calculations, but must be connected to the grease interceptor.

1003.3.6.3 Water seal. Each grease interceptor must have an approved water seal of not less than two inches in depth or the diameter of its outlet, whichever is greater.

1003.3.6.4 Sampling port. A four inch sampling port must be installed downstream of the confluence of the grease interceptor discharge and the building sewer system. The sampling port must be installed perpendicular to the effluent lateral to allow visual observation and sampling. The design location must ensure accessibility of the sampling port for monitoring activities.

1003.3.6.5 Manhole covers. Manhole covers must be 24 inches in diameter, gas-tight, and capable of supporting any vehicular traffic. The manhole covers must have pre-cast concrete rings to extend to grade, as necessary.

1003.3.6.6 Retention time of custom fabricated interceptors. After calculating the required flow rate, the grease interceptor is to be designed with a primary compartment having a seven (7) minute retention time and a secondary compartment having a five (5) minute retention time. Refer to Figure 1003.2.1 for details of construction and inlet and outlet piping arrangements.

1003.3.6.7 Concrete interceptors. Concrete must be a minimum of 3000 PSI concrete.

1003.3.7 Prohibited interceptors.

1003.3.7.1 Carbon steel. Carbon steel grease interceptors are prohibited in underground applications.

- (34) *Section 1003.4 of the International Plumbing Code* is revised to read as follows:

1003.4 Oil separators required. At repair garages, detail shops, car washing facilities, factories where oily and flammable liquid wastes are produced, and in hydraulic elevator pits, separators shall be installed into which all oil-bearing, grease-bearing, or flammable wastes shall be discharged before emptying into the building drainage system or other point of disposal.

Exception: An oil separator is not required in hydraulic elevator pits where an approved alarm system is installed.

- (35) *Section 1003.4.2.2 of the International Plumbing Code* is revised to read as follows:

1003.4.2.2 Garages and service stations. Where vehicles are serviced, greased, repaired, or washed, oil separators shall have a minimum capacity of 6 cubic feet (0.168 m³) for the first 100 square feet (9.3 m²) of area to be

drained, plus 1 cubic foot (0.28 m³) for each additional 100 square feet (9.3 m²) of area to be drained into the separator. Parking garages in which servicing, repairing, or washing is not conducted shall not require a separator. Areas of commercial garages utilized only for storage of vehicles are not required to be drained through a separator.

- (36) *Section 1003.5 of the International Plumbing Code* is amended by adding new subsections 1003.5.1 and 1003.5.2 to read as follows:

1003.5.1 Design criteria and sizing method. The sizing method for custom fabricated oil and sand interceptors assigns a flow rate of 20 GPM (gallons per minute) for the first bay and an additional 10 GPM for each additional bay. The tank should be designed to have a twelve (12) minute retention time with two compartments. The primary compartment must be 2/3 of the total volume and the secondary compartment must be 1/3 of the total volume. See Figures 1003.5.3 and 1003.5.4 for details of construction and piping arrangements.

1003.5.2 Materials. Concrete used for interceptor construction must be at least 3000 PSI.

(Ord. No. 029343, § 1, 1-10-2012; Ord. No. 029791, § 1, 4-9-2013)

Secs. 14-282—14-290. - Reserved.

DIVISION 8. - RESIDENTIAL CODE

Sec. 14-291. - Residential construction code.

With the following additions, deletions, and revisions, the International Residential Code for One and Two Family Dwellings, 2015 Edition (including Appendix E, Manufactured Housing Used as Dwellings, Appendix H, Patio Covers, Appendix J Existing Building and Structures, (see International Residential Code Section R102.5 2015 Edition)), as published by the International Code Council, a copy of which, authenticated by the signatures of the mayor and city secretary of the City of Corpus Christi, made public record by this section, and on file in the city secretary's office, is incorporated by reference and adopted as the Residential Construction Code for the City of Corpus Christi:

- (1) Section R101.1 of the International Residential Code is revised to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One and Two Family Dwellings of the City of Corpus Christi and shall be cited as such and will be referred to herein as 'this code.'

- (2) Section R105 of the International Residential Code is amended by adding a new subsection R105.10 to read as follows:

R105.10 Homeowner's permit.

R105.10.1 A permit may be issued to property owners for construction, alteration, installation or repairs within the scope of this code, in a single-family residential building or mobile home owned and occupied by the property owner as their homestead. A permit shall not be issued to a property owner for construction, alteration, installation or repairs to natural gas service systems unless the property owner is a State of Texas licensed master plumber.

- (3) Section R112 of the International Residential Code is deleted. Refer to Section 14-206 Technical Construction Boards for details on the establishment, duties and powers, and appeals process of the building code board of appeals, electrical advisory board, and mechanical/plumbing advisory board.
- (4) Section R113 of the International Residential Code is deleted. Refer to Section 14-207 Violations and Penalties.
- (5) Table R301.2(1) of the International Residential Code is revised to read as follows:

Ground	Wind Design		Seismic	Subject to Damage From			Winter	Ice	Flood	Air	Mean
Snow Load	Speed ^d (mph)	Topo-graphic effects ^k	Design Category ^f	Weather-ing ^a	Frost Line Depth; b	Termite ^c	Design Temp ^e	Barrier Underlay-ment Required ^h	Hazards ^g	Freezing Index;	Annual Temp ^j
0	120/ 130	-	A	Negligible	0	Very High	32-40	N/A	1971	≤1500	71.5

- (6) Section R313.1 of the International Residential Code is revised to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses only when

three or more attached dwelling units are constructed and transient uses (occupancies less than 30 days) are allowed.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.

- (7) Section R313.2 One and two family dwellings automatic fire systems of the International Residential Code is deleted.
- (8) Section R322 Flood Resistant Construction is deleted in its entirety. See Code of Ordinances, Chapter 14 – Development Services: Part III; Article V – Flood Hazard Prevention Code.
- (9) Section M1401.4 of the International Residential Code is revised to read as follows:

M1401.4 Exterior installations. Equipment installed outdoors shall be listed and labeled for outdoor installation. Supports and foundations shall prevent excessive vibration, settlement, or movement of the equipment. Supports and foundations shall be level and conform to the manufacturer's installation instructions. Equipment installed outdoors must be anchored to supports or foundations to resist the wind loads specified in section R301.2.1.1.

- (10) Section G2414.10.1 (403.10.1) of the International Residential Code is amended by adding a new subsection G2414.10.1.1 (403.10.1.1) to read as follows:

G2414.10.1.1 (403.10.1.1) Prohibited fittings. All threaded bushings shall be prohibited.

- (11) Section G2415.10 (404.10) of the International Residential Code is revised to read as follows:

G2415.10 (404.10) Minimum burial depth. All underground piping systems shall be installed at a minimum depth of 18 inches (257 mm) below grade. If a minimum of 18 inches (257 mm) of cover cannot be maintained, the pipe must be installed in conduit or bridged (shielded).

- (12) Section P2503.8 of the International Residential Code is amended by adding new subsections P2503.8.1, P2503.8.2 and P2503.8.3 to read as follows:

P2503.8.1 Testing and certification of backflow devices. The owner of any reduced pressure principle backflow preventer, double check-valve assembly backflow preventer, double-detector check-valve assembly backflow preventer, or pressure-type vacuum breaker assembly backflow preventer must have the backflow device tested and certificated by a Backflow Prevention Assembly Tester before a backflow preventer is placed in service and annually thereafter to ensure its proper operation. The Backflow Prevention Assembly Tester must file a copy of the initial and each annual certification with the building official within 10 days of the testing.

P2503.8.2 Failure to report test result. Upon the failure to report the result of the required test of the backflow prevention device, the City Manager, or designee, may authorize the stoppage of the supply of water to the service address. The water may not be restored, except upon provision of the report of the required test.

P2503.8.3 Testing. Residential irrigation backflow prevention assemblies shall be tested at least once every three years. Reduced pressure principle backflow preventers, double check valve assemblies, double-detector check valve assemblies and pressure vacuum breaker assemblies that are not part of a residential irrigation system shall be tested at the time of installation, immediately after repairs or relocation and at least annually.

- (13) Chapter 25 of the International Residential Code is amended by adding a new section P2504 to read as follows:

SECTION P2504

TOILET FACILITIES FOR WORKERS

P2504.1 General. Toilet facilities shall be provided for construction workers and maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3.

P2504.2 Location. Toilet facilities shall be provided for construction workers at each construction site.

- a. The same builder can share one toilet facility with three construction projects on which he/she is permit applicant.
- b. The construction projects must be within 200 feet of each other to share a toilet facility.
- c. Each building permit applicant must have a toilet facility for his/her own project.

- (14) Section P2603.5.1 of the International Residential Code is revised to read as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade. The minimum depth of building sewers and building sewers connected to private sewage disposal systems shall be determined by the code official.

- (15) Section P2902.5.3 of the International Residential Code is revised to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a pressure-type vacuum breaker or a reduced pressure principle backflow preventer. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

- (16) Section P2902.5 of the International Residential Code is amended by adding a new subsection P2902.5.6 to read as follows:

P2902.5.6 Pumps and other appliances. Water pumps, filters, softeners, tanks, and all other devices that handle or treat potable water must be protected against contamination. Whenever a pump is connected to the potable water system, the water supply must be protected by either an approved backflow preventer with a low pressure cutoff or the use of water supply tanks with an air gap.

- (17) Section P2902.6 of the International Residential Code is revised to read as follows:

P2902.6 Location of backflow preventers. Access shall be provided to backflow preventers as specified by the manufacturer's installation instructions. If needed, additional access and clearance must be provided for the required testing, maintenance, and repair. Access and clearance must require a minimum of one (1) foot (305 mm) between the lowest portion of the assembly and grade, floor, or platform. Installations elevated more than five (5) feet (1.53m) above the floor or grade must be provided with a permanent platform capable of supporting 500 pounds and provide mechanical support.

- (18) Section P2903.9.1 of the International Residential Code is revised to read as follows:

P2903.9.1 Service valve. Each dwelling unit shall be provided with an accessible main shutoff valve near the entrance of the water service. The valve shall be a full open-type having nominal restriction to flow with provision for drainage, such as a bleed orifice or separate drain valve. Additionally, the water service shall be valved at the curb or property line in accordance with local requirements.

Exception: Required for water service lines greater than or equal to 1 ½ inches.

- (19) Section P2904.1.1 of the International Residential Code is revised to read as follows:

P2904.1.1 When installed, residential fire sprinkler systems shall conform to all requirements of Section P2904.

- (20) Section P3005.2.2 of the International Residential Code is revised to read as follows:

P3005.2.2 Spacing. Cleanouts shall be installed not more than 80 feet (24,384 mm) apart in horizontal drainage lines, measured from the upstream entrance of the cleanout.

- (21) Section P3005.2.7 of the International Residential Code is revised to read as follows:

P3005.2.7 Building drain and building sewer junction. There shall be a two-way double riser cleanout near the junction of the building drain and building sewer. The cleanout shall be either inside or outside the building wall, provided that it is brought up to finish grade or the lowest floor level.

P3005.2.7.1 Wye cleanout to public sewer. A wye-type cleanout, not less than four inches (4") in diameter, must be extended to grade and located at the junction of the building sewer and public sewer at the property line.

- (22) Section P3005.2.9 of the International Residential Code is revised to read as follows:

P3005.2.9 Cleanout size. Cleanouts shall be the same nominal size as the pipe they serve up to 4 inches (102 mm). For pipes larger than 4 inches (102 mm) nominal size, the minimum size of the cleanout shall be 4 inches (102 mm).

Exceptions:

- a. "P" trap connections with slip joints, ground joint connections, or stack cleanouts that are not more than one pipe diameter smaller than the drain served shall be permitted.
 - b. Cast-iron cleanouts sized in accordance with the referenced standards in Table 3002.3, ASTM A 74 for hub and spigot fittings or ASTM A 888 or CISPI 301 for hubless fittings.
 - c. A two-inch cleanout may be used in an island vent configuration with a three-inch horizontal branch drain where a vertical vent is not installed pursuant to section P3112.4.
- (23) Section P3005.3 of the International Residential Code is amended by adding a new subsection P3005.3.1 to read as follows:
- P3005.3.1 Minimum velocity. Where conditions do not permit building drains and sewers to be laid with a fall as great as specified in section P3005.3, a lesser slope may be permitted, provided, however, that the computed velocity will not be less than 2 feet per second.
- Exception: When the drainage system cannot be designed to meet the prescribed code, the system must be designed by a licensed engineer.
- (24) Chapter 30 of the International Residential Code is amended by adding a new section P3009 to read as follows:

SECTION P3011

SWIMMING POOLS

- P3011.1 Swimming pool backwashes. Wastewater from swimming pools, backwash from filters, and water from pool deck drains must discharge to the building drainage system through an indirect waste pipe by means of an air gap.
- (25) Section P3112 of the International Residential Code is amended by adding a new subsection P3112.4 to read as follows:
- P3112.4 A vertical vent must be installed on the drain line downstream of the island vent configuration, unless the building drain branch line is at least 3 inches (76 mm).
- (26) Section P3113.1 of the International Residential Code is amended by adding a new subsection P3113.1.1 to read as follows:

P3113.1.1 Minimum size of vent stack with water closet. Every sanitary drainage system receiving the discharge of a water closet must have a minimum three (3) inch diameter main vent that is either a vent stack or a stack vent. Such vent must run undiminished in size and as directly as possible from the building drain through to the open air above the roof.

(27) Part VIII of the International Residential Code is deleted. Refer to the National Electrical Code for one and two family dwellings.

(Ord. No. 029343, § 1, 1-10-2012; Ord. No. 029747, § 1, 2-26-2013; Ord. No. 029791, § 2, 4-9-2013)

Secs. 14-292—14-300. - Reserved.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2016, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Michael Hunter	_____		

The foregoing ordinance was read for the second time and passed finally on this _____ day of _____, 2016, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Michael Hunter	_____		

PASSED AND APPROVED this the _____ day of _____, 2016.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor