

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, REPEALING ARTICLE 3.05, "RESIDENTIAL BUILDING CODE," OF THE CODE OF ORDINANCES OF THE TOWN OF PROSPER AND REPLACING IT WITH A NEW ARTICLE 3.05, "RESIDENTIAL BUILDING CODE"; ADOPTING THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, SAVE AND EXCEPT THE DELETIONS AND AMENDMENTS SET FORTH HEREIN; REGULATING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, REMOVAL, AND DEMOLITION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE (3) STORIES IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND RELATED ACCESSORY STRUCTURES IN THE TOWN OF PROSPER, TEXAS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**WHEREAS**, the Town Council of the Town of Prosper, Texas ("Prosper"), has investigated and determined that it would be advantageous and beneficial to the citizens of Prosper to repeal existing Article 3.05, "Residential Building Code," of the Code or Ordinances and replace it with a new Article 3.05, "Residential Building Code"; and,

**WHEREAS**, the Town Council also has investigated and determined that it would be advantageous and beneficial to the citizens of the Prosper to adopt the 2015 Edition of the International Residential Code, save and except the deletions and amendments set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:**

**SECTION 1**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2**

Existing Article 3.05, "Residential Building Code," of the Code of Ordinances of the Town of Prosper, Texas, is hereby repealed in its entirety and replaced with a new Article 3.05, "Residential Building Code," to read as follows:

**"ARTICLE 3.05 RESIDENTIAL BUILDING CODE**

**Sec. 3.05.001 Code Adopted; amendments**

The International Residential Code, 2015 Edition, copyrighted by the International Code Council, Inc., including Appendix G, Appendix K, and Appendix Q save and except the deletions and amendments set forth in Exhibit "A," attached hereto and incorporated herein for all purposes, is hereby adopted as the Residential Building Code for the Town, regulating the construction,

alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with a separate means of egress and related accessory structures within the Town (the "2015 International Residential Code"). The 2015 International Residential Code is made a part of this Article as if fully set forth herein. A copy of the International Residential Code, 2015 Edition, copyrighted by the International Code Council, Inc., is on file in the office of the Town Secretary of Prosper being marked and so designated as the 2015 International Residential Code.

**Sec. 3.05.002            Penalty for violation**

Any person, firm, corporation, or business entity violating this article shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00), and each and every day that such violation continues shall be considered a separate offense; provided, however, that such penal provision shall not preclude a suit to enjoin such violation. The Town retains all legal rights and remedies available to it pursuant to local, state, and federal law."

**SECTION 3**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

**SECTION 4**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town of Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**SECTION 5**

This Ordinance shall become effective January 1, 2019, after its passage and publication as required by law.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 11th DAY OF DECEMBER, 2018.**

**APPROVED:**

  
\_\_\_\_\_  
**Ray Smith, Mayor**

**ATTEST:**

  
\_\_\_\_\_  
Robyn Battle, Town Secretary



APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Terrence S. Welch, Town Attorney

## Exhibit A

### TOWN OF PROSPER AMENDMENTS

#### 2015 INTERNATIONAL RESIDENTIAL CODE

The following additions, deletions, and amendments to the 2015 International Residential Code are hereby approved and adopted.

**Section R101.1 Title** of the 2015 International Residential Code is amended to read as follows:

**R101.1 Title.** These regulations shall be known as the Residential Building Code for One- and Two-family Dwellings of the Town of Prosper and shall be cited as such and will be referred to hereinafter as "this code."

**Section R102.4 Referenced codes and standards** of the 2015 International Residential Code is amended to read as follows:

**R102.4 Referenced codes and standards.** The codes, when specifically adopted, and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

**Section R104.10.1 Flood hazard areas** of the 2015 International Residential Code is amended to delete this section in its entirety.

**Section R105.2 Work exempt from permit** of the 2015 International Residential Code is amended to read as follows:

**R105.2 Work exempt from permit.** Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. Retaining walls that are not over four feet (4') (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
2. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

3. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
4. Prefabricated swimming pools that are less than twenty-four inches (24") (610 mm) in depth.
5. Swings and other playground equipment.
6. Window awnings supported by an exterior wall which do not project more than fifty-four inches (54") (1,372 mm) from the exterior wall and do not require additional support.
7. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than thirty inches (30") (762 mm) above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.

*{The remaining paragraphs, sentences, items and numbering in Section R105.2 shall remain unchanged.}*

**Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas** of the 2015 International Residential Code is amended to delete this section in its entirety.

**Section R105.3.2 Time limitation of application** of the 2015 International Residential Code is amended to read as follows:

**R105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned ninety (90) days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R105.5 Expiration** of the 2015 International Residential Code is amended to read as follows:

**R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after the issuance, or if the work authorized by such permit is suspended, abandoned, or lacks any required inspection for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one (1) or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R106.1 Submittal documents** of the 2015 International Residential Code is amended to read as follows:

**R106.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be submitted in two (2) or more sets with each

application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional. Foundation plans shall be submitted with each application. Foundation plans shall be designed by an engineer licensed by the State of Texas and shall bear said engineer's seal. Structural framing plans shall be submitted with each new construction or addition application. Structural framing plans shall be designed by a registered design professional licensed by the State of Texas and shall bear said design professional's seal.

**Exception:** The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this Code.

**Section R106.1.4 Information for construction in flood hazard areas** of the 2015 International Residential Code is amended to delete this section in its entirety.

**Section R108.2 Schedule of permit fees** of the 2015 International Residential Code is amended to read as follows:

**R108.2 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 schedule as established by the Town of Prosper Fee Schedule as adopted by the Town Council.

**Section R108.5 Refunds** of the 2015 International Residential Code is amended to read as follows:

**R108.5 Refunds.** The Building Official is authorized to establish a refund policy.

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code.
3. Not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building 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.

**Section R108.6 Work commencing before permit issuance** of the 2015 International Residential Code is amended to read as follows:

**R108.6 Work commencing before permit issuance.** Any person who commences any work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing system prior to obtaining the necessary permits shall be subject to a fee of 100% of the usual permit fee, in addition to the required permit fees.

**Section R108 FEES** of the 2015 International Residential Code is amended by adding **Section R108.7 Re-inspection fee** to read as follows:

**R108.7 Re-inspection fee.** A fee as established by Town Council may be charged when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. Town-approved plans are not on the job site available to the Inspector;
4. The building is locked or otherwise not available for inspection when called;
5. The job site is disapproved twice for the same item; and/or,
6. Failure to maintain erosion control, trash control, or tree protection.

Any re-inspection fees assessed shall be paid before any additional inspections are conducted on said job site.

**Section R109.1.1 Foundation inspection** of the 2015 International Residential Code is amended to read as follows:

**R109.1.1 Foundation inspection.** Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated, any required forms erected, and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. A registered design professional, or their designated representative, shall perform a pre-pour inspection and provide the Building Official with a signed and sealed document stating that the foundation has been inspected and approved. This inspection shall take place prior to requesting a foundation inspection from the Building Official.

**Section R109.1.4 Frame and masonry inspection** of the 2015 International Residential Code is amended to read as follows:

**R109.1.4 Frame and masonry inspection.** Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping, and bracing are in place and after the plumbing, mechanical, and electrical rough inspections are approved. A registered design professional, or their designated representative, shall perform a structural framing inspection and provide the Building Official with a signed and sealed document stating that the structure's vertical and lateral load-resistance framing design has been inspected and approved. This inspection shall take place prior to requesting a framing inspection from the Building Official.

**Section R110 CERTIFICATE OF OCCUPANCY** (to include **Section R110.1 Use and occupancy, R110.2 Change in use, R110.3 Certificate issued, R110.4 Temporary occupancy and R110.5 Revocation**) of the 2015 International Residential Code are amended to delete this section in its entirety.

**Section R112 BOARD OF APPEALS** of the 2015 International Residential Code is amended by removing **Section R112.1 General, R112.2 Limitations on authority, R112.3 Qualifications and R112.4 Administration** and replacing with the following:

**R112 BOARD OF APPEALS.** Any person shall have the right to appeal a decision of the Building Official to the Board of Appeals as established by ordinance. The board shall be governed by the Town of Prosper's enabling ordinance.

**Section R202 DEFINITIONS** of the 2015 International Residential Code, definition of "TOWNHOUSE" is amended to read as follows:

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three (3) or more attached units, separated by property lines in which each unit extends from foundation to roof, and with a yard or public way on at least two (2) sides.

**Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA** of the 2015 International Residential Code is amended by filling in data to read as follows:

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>l</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDER-LAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>9</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>i</sup>
	SPEED <sup>d</sup> (MPH)	Topographic Effects <sup>k</sup>	Special Wind Region <sup>l</sup>	Windborne Debris Zone <sup>m</sup>		Weathering <sup>a</sup>	Frost Line Depth <sup>b</sup>	Termite <sup>c</sup>					
5 lbs/ft <sup>2</sup>	115 (3 sec-gust)/ 76 fastest mile)	No	No	No	A	Moderate	6"	Very Heavy	22 <sup>o</sup> F	NO	Local Code	150	64.9 <sup>o</sup> F

{No changes to footnotes}

**Section R302.1 Exterior Walls** of the 2015 International Residential Code is amended by adding **Exception 6.** to read as follows:

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

**Section R302.3 Two-family dwellings** of the 2015 International Residential Code is amended by adding **Exception 3.** to read as follows:

3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

**Section R303.3 Bathrooms, Exception** of the 2015 International Residential Code is amended to read as follows:

**Exception:** *{existing text remains unchanged with the exception of the last sentence}* Exhaust air from the space shall be exhausted directly to the outdoors unless the space contains only a water closet, a lavatory, or a water closet and a lavatory which space may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

**Section R313.2 One-and two-family dwellings automatic fire systems** of the 2015 International Residential Code is amended to read as follows:

**Section R313.2 One- and two-family dwellings automatic fire systems.** Automatic fire protection required: Automatic fire protection systems in accordance with NFPA 13D or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m<sup>2</sup>) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35').

In the event that an addition or alteration increases the conditioned floor area from less than 5,500 square feet to equal to or greater than 5,500 square feet, the number of stories from less than three (3) stories to equal to or greater than three (3) stories, or the roof height from thirty-five feet (35') or less to greater than thirty-five feet (35') in height, the entire dwelling shall be retrofitted with an automatic fire protection system in accordance with NFPA 13D or NFPA 13R.

Where requirements in this section conflict with requirements found in the Fire Code or the Code of Ordinances adopted by the Town of Prosper, the most stringent requirements shall apply.

**Section R315.2.2 Alterations, repairs and additions, Exception 2.** of the 2015 International Residential Code is amended to read as follows:

2. Installation, alteration, or repairs of plumbing or mechanical systems that are electrical powered are exempt from the requirements of this Section.

**Section R322 FLOOD-RESISTANT CONSTRUCTION** of the 2015 International Residential Code is amended to delete this section in its entirety.

**Section R401.2 Requirements** of the 2015 International Residential Code is amended by adding a sentence at the end of the paragraph to read as follows:

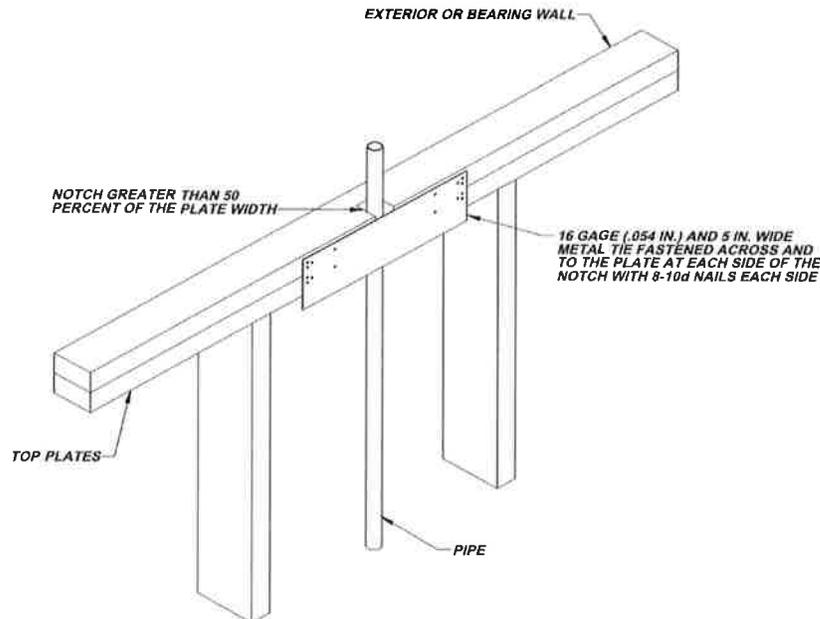
**Section R401.2 Requirements.** *{no change to existing text}*  
Every foundation and/or footing, or any size addition to an existing post-tensioned foundation regulated by this Code shall be designed and sealed by a registered engineer for the state of Texas.

**Section R602.6.1 Drilling and notching of top plate** of the 2015 International Residential Code is amended to read as follows:

**R602.6.1 Drilling and notching of top plate.** When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than fifty percent (50%) of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and five inches (5") (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight (8)-10d (0.148-inch diameter) nails having a minimum length of one and one-half inches (1½") (38 mm) at each side or equivalent. Fasteners shall be offset to prevent splitting of the top plate material. The metal tie shall extend a minimum of six inches (6") past the opening. See Figure R602.6.1. *{no change to remaining text}*

**Figure R602.6.1** of the 2015 International Residential Code is removed and replaced with the following:

**Figure R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING**



**Section R703.8.4.1 Size and spacing** of the 2015 International Residential Code is amended by adding a paragraph as follows:

In stud framed exterior walls, all ties shall be anchored to studs as follows:

1. When studs are sixteen inches (16") (407 mm) o.c., stud ties shall be spaced no further apart than twenty-four inches (24") (610 mm) vertically starting approximately twelve inches (12") (305 mm) from the foundation; or,

2. When studs are twenty-four inches (24") (610 mm) o.c., stud ties shall be spaced no further apart than sixteen inches (16") (407 mm) vertically starting approximately eight inches (8") (203 mm) from the foundation.

**Section R902.1 Roofing covering materials** of the 2015 International Residential Code is amended to read as follows:

**R902.1 Roofing covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. All roof coverings shall be a minimum Class C. All individual replacement shingles or shakes shall be a minimum Class C. Class A, B and C roofing shall be tested in accordance with UL 790 or ASTM E 108.

**Exceptions:**

1. *{no change to text}*
2. *{no change to text}*
3. *{no change to text}*
4. *{no change to text}*
5. Non-classified roof coverings shall be permitted on one-story detached accessory structures used as tool and storage sheds, playhouses, pool cabanas, and similar uses, provided the floor area does not exceed 120 square feet.

**Chapter 11 ENERGY EFFICIENCY** of the 2015 International Residential Code is deleted in its entirety and replaced to read as follows:

**Chapter 11 ENERGY EFFICIENCY**

**N1101.1 Scope.** This Chapter regulates the energy efficiency for the design and construction of buildings regulated by this Code.

**N1101.2 Compliance.** Compliance shall be demonstrated by meeting the requirements of the residential provisions of the 2015 International Energy Conservation Code.

**Section M1305.1.3 Appliances in attics** of the 2015 International Residential Code is amended to read as follows:

**M1305.1.3 Appliances in attics.** Attics containing appliances requiring access shall be provided . . . *{bulk of Section unchanged}* . . . sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of twenty inches (20") by thirty inches (30") (508 mm by 762 mm), or larger and large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor as approved by the Building Official. As a minimum for access to the attic space, provide one (1) of the following:

1. A permanent stair;
2. A pull down stair with a minimum 300 lb. (136 kg) capacity, with the top stair rung located not more than fourteen inches (14") from the top

- surface of the attic platform above; or,
3. An access door from an upper floor level.

**Exceptions:**

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than six feet (6') (1,829 mm) high and twenty-two inches (22") (559 mm) wide for its entire length, the passageway shall be not more than fifty feet (50') (15,240 mm) long.

**Section M1411.3 Condensate disposal** of the 2015 International Residential Code is amended to read as follows:

**Section M1411.3 Condensate disposal.** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap by means of a direct or indirect drain. *{no change to remaining text}*

**Section M1411.3.1 Auxiliary and secondary drain systems** of the 2015 International Residential Code is amended to read as follows:

**M1411.3.1 Auxiliary and secondary drain systems.** In addition to the requirements of ... *{bulk of Section unchanged}* ... One (1) of the following methods shall be used:

1. *{no change to text}*
2. *{no change to text}*
3. An auxiliary drain pan ... *{bulk of Section unchanged}* ... with Item 1. of this Section. A water level detection device may be installed only with prior approval of the Building Official.
4. A water level detection device ... *{bulk of Section unchanged}* ... overflow rim of such pan. A water level detection device may be installed only with prior approval of the Building Official.

**Section M1411.3.1.1 Water-level monitoring devices** of the 2015 International Residential Code is amended by adding a sentence to the end of the paragraph:

*{bulk of Section unchanged}* A water level detection device may be installed only with prior approval of the Building Official.

**Section M1503.4 Makeup air required** of the 2015 International Residential Code is amended to read as follows:

**M1503.4 Makeup air required.** Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m<sup>3</sup>/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

**Exception:** Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m<sup>3</sup>/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m<sup>3</sup>/s) shall be provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 600 cubic feet per minute.

**Section M2005.2 Prohibited locations** of the 2015 International Residential Code is amended to read as follows:

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

**Section G2415.2 (404.2) CSST** of the 2015 International Residential Code is amended by adding **Section G2415.2.1 (404.2.1) Medium pressure piping identification** and **Section G2415.2.2 (404.2.2) Minimum tubing size** to read as follows:

**G2415.2.1 (404.2.1) Medium pressure piping identification.** Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

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

**G2415.2.2 (404.2.2) Minimum tubing size.** Corrugated stainless steel tubing (CSST) shall be a minimum of one-half inch (1/2") (18 EDH) to reduce whistling.

**Section G2415.12 (404.12) Minimum burial depth** of the 2015 International Residential Code is amended to read as follows:

**G2415.12 (404.12) Minimum burial depth.** Underground piping systems shall be installed a minimum depth of eighteen inches (18") (457 mm) below grade, except as provided for in Section G2415.12.1.

**Section G2415.12.1 (404.12.1) Individual outside appliances** of the 2015 International Residential Code is amended to read as follows:

**G2415.12.1 (404.12.1) Individual outside appliances.** Individual lines to outside lights, grills, or other appliances shall be installed a minimum of twelve inches (12") (305 mm) below finished grade, provided that such installation is approved and installed in locations not susceptible to physical damage.

**Section G2417.1 (406.1) General** of the 2015 International Residential Code is amended to read as follows:

**Section G2417.1 (406.1) General.** Prior to acceptance and initial operation, all piping installations shall be visually inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this Code. The permit holder shall make the applicable tests prescribed in Sections G2417.1.1 through G2417.1.5 to determine compliance with the provisions of this Code. The permit holder shall give reasonable advance notice to the Building Official when the piping system is ready for testing. The equipment, material, power, and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

**Section G2417.4 (406.4) Test pressure measurement** of the 2015 International Residential Code is amended to read as follows:

**G2417.4 (406.4) Test pressure measurement.** Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

**Section G2417.4.1 (406.4.1) Test Pressure** of the 2015 International Residential Code is amended to read as follows:

**Section G2417.4.1 (406.4.1) Test Pressure.** The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least six inches (6") (152 mm) of mercury, measured with a manometer or slope gauge.

For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed six pounds per square inch (6 psi) for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed twenty pounds per square inch (20 psi).

For welded piping, and for piping carrying gas at pressures in excess of fourteen inches (14") water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten pounds per square inch (10 psi) (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test

pressure shall be not less than one and one-half (1½) times the proposed maximum working pressure.

Diaphragm gauges used for testing shall display a current calibration and be in good working condition. The appropriate test shall be applied to the diaphragm gauge used for testing.

**Section G2417.4.2 (406.4.2) Test duration** of the 2015 International Residential Code is amended to read as follows:

**G2417.4.2 (406.4.2) Test duration.** The test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes. For welded piping, and for piping carrying gas at pressures in excess of fourteen inches (14") water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Building Official, but in no case for less than thirty (30) minutes.

**Section G2420.1 (409.1) General** of the 2015 International Residential Code is amended by adding **Section G2420.1.4 Valves in CSST installations** to read as follows:

**G2420.1.4 (409.1.4) Valves in CSST installations.** Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration, but in no case greater than twelve inches (12") from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

**Section G2420.5.1 (409.5.1) Located within same room** of the 2015 International Residential Code is amended to read as follows:

**G2420.5.1 (409.5.1) Located within same room.** The shutoff valve ... *{bulk of Section unchanged}*...in accordance with the appliance manufacturer's instructions. A secondary shutoff valve shall be installed within three feet (3') (914mm) of the firebox if the appliance shutoff is only accessible by reaching inside the firebox.

**Section G2421.1 (410.1) Pressure regulators** of the 2015 International Residential Code is amended to read as follows:

**G2421.1 (410.1) Pressure regulators.** A line pressure regulator shall be ... *{bulk of Section unchanged}* ... approved for outdoor installation. Access to regulators shall comply with the requirements for access to appliances as specified in Section M1305.

**Exception:**

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

**Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations, Exceptions** of the 2015 International Residential Code is amended to read as follows:

**Exceptions:**

1. Rigid steel pipe connectors shall be permitted to extend through openings in appliance housings.
2. Fireplace inserts that are factory equipped with grommets, sleeves, or other means of protection in accordance with the listing of the appliance.

**Section G2445.2 (621.2) Prohibited use** of the 2015 International Residential Code is amended by adding an **Exception** to read as follows:

**Exception:** Existing approved unvented room heaters may continue to be used in dwelling units in accordance with the code provisions in effect when installed, when approved by the Building Official, unless an unsafe condition is determined to exist as described in the currently adopted International Fuel Gas Code, Section 108.7.

**Section G2448.1.1 (624.1.1) Installation requirements** of the 2015 International Residential Code is amended to read as follows:

**G2448.1.1 (624.1.1) Installation requirements.** The requirements for water heaters relative to access, sizing, relief valves, drain pans, and scald protection shall be in accordance with this Code.

**Section P2503.8.2 Testing** of the 2015 International Residential Code is amended to read as follows:

**P2503.8.2 Testing.** Reduced pressure principle, double check, double check detector, and pressure vacuum breaker backflow preventer assemblies shall be tested at the time of installation, immediately after repairs or relocation, and at regular intervals as required by the Town of Prosper.

**Section P2603.5.1 Sewer depth** of the 2015 International Residential Code is amended to read as follows:

**P2603.5.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of twelve inches (12") (305mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of twelve inches (12") (305 mm) below grade.

**Section P2801.6.1 Pan size and drain** of the 2015 International Residential Code is amended to read as follows:

**P2801.6.1 Pan size and drain.** The pan shall ... *{no change to text}* ... of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when approved by the Building Official, when permitted by the manufacturer's installation instructions, and installed per those instructions.

**Section P2801.7 Water heaters installed in garages** of the 2015 International Residential Code is amended to read as follows:

**P2801.7 Water heaters installed in garages.** Water heaters having ... *{no change to existing text}*...above the garage floor.

**Exceptions:**

1. Elevation of the...*{no change to existing text}*...vapor ignition-resistant.
2. Electric water heaters.

**Section P2803.6.1 Requirements for discharge piping, Item 10.** of the 2015 International Residential Code is amended as follows:

10. Not terminate less than six inches (6") (152 mm) or more than twenty-four inches (24") (610 mm) above grade nor more than six inches (6") (152 mm) above the waste receptor.

**Section P2804.6.1 Requirements for discharge pipe** of the 2015 International Residential Code is amended to read as follows:

**P2804.6.1 Requirements for discharge pipe.** The discharge piping serving a pressure-relief valve, temperature-relief valve, or combination thereof shall:

1. Not be directly connected to the drainage system;
2. Discharge through an air gap;
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap;
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment;

**Exception:** Multiple relief devices may be installed to a single T&P discharge piping system when approved by the Building Official, and when permitted by the manufacturer's installation instructions, and installed per those instructions.

5. Discharge to an indirect waste receptor or to the outdoors;

*{Remaining items six through fourteen unchanged}*

**Section P2902.5.3 Lawn irrigation systems** of the 2015 International Residential Code is amended to read as follows:

**P2902.5.3 Lawn irrigation systems.** *The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly, or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be*

***protected against backflow by a reduced pressure principle backflow preventer.***

**Section P3003.9.2 Solvent cementing** of the 2015 International Residential Code is amended to read as follows:

**P3003.9.2 Solvent cementing.** Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.1, or CSA B181.2 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D2855. Solvent cement joints shall be permitted above or below ground.

*{Exceptions with conditions deleted}*

**Section P3111 COMBINATION WASTE AND VENT SYSTEM** of the 2015 International Residential Code is amended to delete this section in its entirety.

**Section P3112.2 Vent connection** of the 2015 International Residential Code is removed and replaced with **Section P3112.2 Installation** to read as follows:

**P3112.2 Installation.** Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height, and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six inches (6") (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

**Section P3303.1.3 Electrical** of the 2015 International Residential Code is amended to read as follows:

**P3303.1.3 Electrical.** Electrical outlets shall meet the requirements of the National Electrical Code as adopted and amended by the Town of Prosper.

**Part VIII – Electrical, Chapters 34 - 43** of the 2015 International Residential Code are amended by deleting these Chapters in their entirety and replacing with the 2017 National Electrical Code as adopted and amended by the Town of Prosper.

**Appendix Q. Swimming Pools, Spas and Hot Tubs** of the 2015 International Residential Code is amended to read as follows:

## **SECTION AQ101 GENERAL**

### **Section Q101.1 General.**

The provisions of this Appendix shall control the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

### **Q101.2 Pools in flood hazard areas.**

Pools that are located in flood hazard areas established by Table R301.2(1), including above-ground pools, on-ground pools, and in-ground pools that involve placement of fill, shall comply with Section AQ101.2.1 or AQ101.2.2.

**Exception:** Pools located in riverine flood hazard areas which are outside of designated floodways.

### **Q101.2.1 Pools located in designated floodways.**

Where pools are located in designated floodways, documentation shall be submitted to the Building Official which demonstrates that the construction of the pool will not increase the design flood elevation at any point within the jurisdiction.

### **Q101.2.2 Pools located where floodways have not been designated.**

Where pools are located where design flood elevations are specified but floodways have not been designated, the applicant shall provide a floodway analysis that demonstrates that the proposed pool will not increase the design flood elevation more than one foot (1') (305 mm) at any point within the jurisdiction.

## **SECTION AQ102 DEFINITIONS**

### **Q102.1 General.**

For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2.

**ABOVE-GROUND/ON-GROUND POOL.** See "Swimming pool."

**BARRIER.** A fence, wall, building wall, or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

**HOT TUB.** See "Swimming pool."

**IN-GROUND POOL.** See "Swimming pool."

**RESIDENTIAL.** That which is situated on the premises of a detached one- or two-family dwelling, or a one-family townhouse not more than three (3) stories in height.

**SPA, NONPORTABLE.** See "Swimming pool."

**SPA, PORTABLE.** A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.

**SWIMMING POOL.** Any structure intended for swimming or recreational bathing that contains water more than twenty-four inches (24") (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, and spas.

**SWIMMING POOL, INDOOR.** A swimming pool which is totally contained within a structure and surrounded on all four (4) sides by the walls of the enclosing structure.

**SWIMMING POOL, OUTDOOR.** Any swimming pool which is not an indoor pool.

## **SECTION AG103 SWIMMING POOLS**

### **Q103.1 In-ground pools.**

In-ground pools shall be designed and constructed in compliance with ANSI/NSPI-5.

### **Q103.2 Above-ground and on-ground pools.**

Above-ground and on-ground pools shall be designed and constructed in compliance with ANSI/NSPI-4.

### **Q103.3 Pools in flood hazard areas.**

In flood hazard areas established by Table R301.2(1), pools in coastal high-hazard areas shall be designed and constructed in compliance with ASCE 24.

## **SECTION AQ104 SPAS AND HOT TUBS**

### **Q104.1 Permanently installed spas and hot tubs.**

Permanently installed spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-3.

### **Q104.2 Portable spas and hot tubs.**

Portable spas and hot tubs shall be designed and constructed in compliance with ANSI/NSPI-6.

## **SECTION AQ105 BARRIER REQUIREMENTS**

### **Q105.1 Application.**

The provisions of this Appendix shall control the design of barriers for residential swimming pools, spas, and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas, and hot tubs.

**Q105.2 Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub, or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least forty-eight inches (48") (1,219 mm) above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches (2") (51 mm) measured on the side of the barrier, which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches (4") (102 mm).

2. Openings in the barrier shall not allow passage of a four (4)-inch-diameter (102 mm) sphere.

3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than forty-five inches (45") (1,143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is forty-five inches (45") (1,143 mm) or more, spacing between vertical members shall not exceed four inches (4") (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

8. Access gates shall comply with the requirements of Section AQ105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than fifty-four inches (54") (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

- 8.1. The release mechanism shall be located on the pool side of the gate at least three inches (3") (76 mm) below the top of the gate; and,
- 8.2. The gate and barrier shall have not opening greater than 0.5 inch (13 mm) within eighteen inches (18") (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves a part of the barrier one of the following conditions shall be met:

- 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or,
- 9.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least fifty-four inches (54") (1,372 mm) above the threshold of the door; or,
- 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

- 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or,
- 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AQ105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four (4)-inch diameter (102 mm) sphere.

**Q105.3 Indoor swimming pool.** Walls surrounding an indoor swimming pool shall comply with Section AQ105.2, Item 9.

**Q105.4 Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment, or similar objects from being used to climb them.

**Q105.5 Barrier exceptions.** Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section Q107, shall be exempt from the provisions of this Appendix.

## **SECTION Q106 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS**

### **Q106.1 General.**

Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.

## **SECTION Q107 ABBREVIATIONS**

### **Q107.1 General.**

ANSI American National Standards Institute  
11 West 42nd Street  
New York, NY 10036

APSP Association of Pool and Spa Professionals

NSPI National Spa and Pool Institute  
2111 Eisenhower Avenue  
Alexandria, VA 22314

ASCE American Society of Civil Engineers  
1801 Alexander Bell Drive  
Reston, VA 98411-0700

ASTM ASTM International  
100 Barr Harbor Drive  
West Conshohocken, PA 19428

UL Underwriters Laboratories, Inc.  
333 Pfingsten Road  
Northbrook, IL 60062-2096

## **SECTION Q108 REFERENCED STANDARDS**

### **Q108.1 General.**

#### **ANSI/NSP**

ANSI/NSPI-3-99	Standard for Permanently Installed Residential Spas	AQ104.1
----------------	---	---------

ANSI/NSPI-4-99	Standard for Above-ground/On-ground Residential Swimming Pools	AQ103.2
ANSI/NSPI-5-03	Standard for Residential In-ground Swimming Pools	AQ103.1
ANSI/NSPI-6-99	Standard for Residential Portable Spas	AQ104.2

**ANSI/APSP**

ANSI/APSP-7-06	Standard for Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs and Catch Basins	AQ106.1
----------------	--	---------

**ASCE**

ASCE/SEI-24-05	Flood-resistant Design and Construction	AQ103.3
----------------	---	---------

**ASTM**

ASTM F 1346-91 (2003)	Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools Spas and Hot Tubs	AQ105.2, AQ105.5
-----------------------	---	------------------

**UL**

UL 2017-2000	Standard for General-purpose Signaling Devices and Systems—with revisions through June 2004	AQ105.2
--------------	---	---------

End of Exhibit "A"