

# ORDINANCE FOR ADOPTION OF THE RHOME MECHANICAL CODE ORDINANCE NO. 2008-22

An ordinance of the **City of Rhome, TX** adopting the 2006 edition of the *International Mechanical Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the **City of Rhome TX**; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. 99-20 of the **City of Rhome, TX** and all other ordinances and parts of the ordinances in conflict therewith.

The **City Council** of the **City of Rhome, TX** does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the **City Secretary** of **City of Rhome, TX**, being marked and designated as the *International Mechanical Code*, 2006 edition, including all Appendix Chapters, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the **City of Rhome**, in the State of **Texas** for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the **City of Rhome, TX** are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are hereby revised: See Attached Amendments

**Section 3.** That Ordinance No. 99-20 of **City of Rhome, TX** entitled Sec. 150.50 Mechanical and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **City Council** hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the Mechanical Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the **City Secretary** is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption on November 13, 2008.

## Amendments to the 2006 International Mechanical Code

The following sections, paragraphs, and sentences of the *2006 International Mechanical Code* are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Lined through type is deleted text from the IMC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from the 2003 edition of the code and a triple asterisk identifies a new or revised amendment with the 2006 edition of the code.

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**\*\*Section 102.8; change to read as follows:**

**102.8 Referenced codes and standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. 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 to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

(Reason: Legal wording to recognize locally adopted codes and amendments adopted with referenced codes.)

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**\*\*Section 304.6; delete.**

(Reason: This provision does not reflect standard practice in this area. Consistent with regional amendment to IFGC 305.5.)

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**\*\*Section 304.9; change to read as follows:**

**304.9 Clearances from grade.** Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending above adjoining grade a minimum of 3 inches (76 mm) or shall be suspended a minimum of 6 inches (152 mm) above adjoining grade.

(Reason: Consistent with current local practice. Consistent with regional amendment to IFGC 305.7.)

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**\*\*Section 306.3; change to read as follows:**

**306.3 Appliances in attics.** Attics containing appliances requiring access shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

**Exceptions:**

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... *{remainder of section unchanged}*

**(Reason: To provide a safe means of accessibility to appliances in attics and to allow for different types of construction limitations. Consistent with regional amendment to IFGC 306.3.)**

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**\*\*Section 306.5; change to read as follows:**

**306.5 Equipment and appliances on roofs or elevated structures.** Where equipment and appliances requiring access are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access, ~~the extent of which shall be from Permanent exterior ladders providing roof access need not extend closer than 12 feet (3038 mm) to the finish grade or floor level below and shall extend to the equipment and appliance's level service space.~~ Such access shall . . . *{bulk of section to read the same}*. . . on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope).

**(Reason: To assure safe access to roof appliances and provide a greater level of security for equipment locate more than 16 feet above grade. Consistent with IFGC amendments.)**

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**\*\*\*Section 306.5.1; change to read as follows:**

**306.5.1 Sloped roofs.** Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater ~~on roofs having slopes greater than 4 units vertical in 12 units horizontal~~ and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

**(Reason: To assure safe access to roof appliances. Consistent with IFGC amendments.)**

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**\*\*Add Section 306.6 to read as follows:**

**306.6 Water heaters above ground or floor.** When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

**Exception:** A max 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

**306.6.1** Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

**(Reason: To provide safe access to water heaters and to provide lighting and receptacle for maintenance of equipment. Consistent with regional amendments to IFGC 306.7 and IPC 502.5.)**

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**\*\*\*Section 307.2.2; change to read as follows:**

**307.2.2 Drain pipe materials and sizes.** Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC or schedule 80 PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, and temperature, and exposure rating of the installation. *{Remainder unchanged}*

**(Reason: To provide greater flexibility of materials when exposed to ultra violet light. )**

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**\*\*\*Section 307.2.3; amend # 2 to read as follows:**

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

**(Reason: Greater specificity in prohibited locations for condensate discharge. Consistent with regional amendment to IPC 314.2.1.)**

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**\*\*Section 403.2.1; add an item #5 to read as follows:**

5. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

**(Reason: Consistent with common local practice. Consistent with regional amendment to IRC R303.3.)**

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**\*\*Table 403.3, footnote g: change to read as follows:**

- g. Transfer air permitted in accordance with Section 403.2.2. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

**(Reason: Consistent with common local practice.)**

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**\*\*\*Section 501.2; add an exception to read as follows:**

**501.2 Exhaust discharge.** The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified in Section 501.2.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.

**Exceptions:**

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

*(Reason: Provide a reasonable alternative in areas where a large volume of outside air is present.)*

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**\*\*Section 504.6; add a sentence to read as follows:**

The size of duct shall not be reduced along its developed length nor at the point of termination.

*(Reason: To clarify size requirement. Consistent with regional amendment to IFGC 614.6.)*

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**\*\*Section 504.6.1; change to read as follows:**

**504.6.1 Maximum length.** The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced 2½ feet (762 mm) for each 45 degree (0.79 rad) bend and 5 feet (1524 mm) for each 90 degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.

**Exception:** Where the make and model of the clothes dryer to be installed is known and the manufacturer's installation instructions for such dryer are provided to the code official, the maximum length of the exhaust duct, including any transition duct, shall be permitted to be in accordance with the dryer manufacturer's installation instructions, and provided that a 4 inch by 6 inch sign red in color with white letters is permanently affixed to the structure stating the following:

Warning: Dryer must be approved for vent length not to exceed  
40 feet total developed length (TDL.)  
Duct Size: (Number)  
Total Developed Length: (Number)

*(Reason: To be consistent with regional practice. Dryer technology has improved and they should be capable of handling this. Consistent with regional amendment to IFGC 614.6.1.)*

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**\*\*Section 607.5.1; change to read as follows:**

**607.5.1 Fire Walls.** Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1-510.9 IMC.

*(Reason: Correspond with unamended IBC 710.7.)*

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END

AND IT IS SO ORDAINED.

PASS this 13th day of Nov., 2008

CITY OF RHOME

By: Mark Lorange  
Mark Lorange, Mayor

ATTEST:

Ramah Burns  
Ramah Burns, City Secretary

Approved as to form and legality:

Walt Leonard, Attorney