

CITY OF ROCKWALL
ORDINANCE NO. 23-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 10 BUILDINGS AND BUILDING REGULATIONS, ARTICLES III, IV, V, VI, VII, VIII, IX AND X OF THE CODE OF ORDINANCES; REPEALING ARTICLES III, IV, V, VI, VII, VIII, IX, AND X IN THEIR ENTIRETY; AMENDING ARTICLE XI, DIVISION 2, SECTION 10-425; ADOPTING A NEW ARTICLE XVII. "SWIMMING POOL AND SPA CODE;" PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Chapter 10, Article III Building Code of the Code of Ordinances of the City of Rockwall is hereby repealed in its entirety and a new Article III Building Code is created and shall hereinafter read in its entirety as specified and attached hereto as "**Exhibit A,**" which is made part hereof for all purposes;

Section 2. That Chapter 10, Article IV Residential Code of the Code of Ordinances of the City of Rockwall are hereby repealed in its entirety and a new Article IV Residential Code, which is hereby adopted and shall hereinafter read as specified and attached hereto as "**Exhibit B,**" which is made part hereof for all purposes. Chapter 10, Article IV. Residential Code, Sec. 10-138, including retaining Appendix P, Section AP101 (2006 IRC, as amended and codified by city Ord. 11-24), which shall remain unchanged and in full force and effect as reflected and incorporated in "Exhibit B."

Section 3. That Chapter 10, Article V Mechanical Code of the Code of Ordinances of the City of Rockwall is hereby repealed in its entirety and a new Article V Mechanical Code is created and shall hereinafter read in its entirety as specified and attached hereto as "**Exhibit C,**" which is made part hereof for all purposes;

Section 4 That Chapter 10, Article VI Plumbing Code of the Code of Ordinances of the City of Rockwall is hereby repealed in its entirety and a new Article VI Plumbing Code is created and shall hereinafter read in its entirety as specified and attached hereto as "**Exhibit D,**" which is made part hereof for all purposes;

Section 5. That Chapter 10, Article VII Fuel Gas Code of the Code of Ordinances of the City of Rockwall is hereby repealed in its entirety and a new Article VII Fuel Gas Code is created and shall hereinafter read in its entirety as specified and attached hereto as "**Exhibit E,**" which is made part hereof for all purposes;

Section 6. That Chapter 10, Article VIII Energy Conservation Code of the Code of Ordinances of the City of Rockwall is hereby repealed in its entirety and a new Article VIII Energy Conservation Code is created and shall hereinafter read in its entirety as specified and attached hereto as "**Exhibit F,**" which is made part hereof for all purposes;

Section 7. That Chapter 10, Article IX Electrical Code of the Code of Ordinances

of the City of Rockwall is hereby repealed in its entirety and a new Article IX Electrical Code is created and shall hereinafter read in its entirety as specified and attached hereto as "Exhibit G," which is made part hereof for all purposes;

Section 8. That Chapter 10, Article X Existing Building Code of the Code of Ordinances of the City of Rockwall is hereby repealed in its entirety and a new Article X Existing Building Code is created and shall hereinafter read in its entirety as specified and attached hereto as "Exhibit H," which is made part hereof for all purposes;

Section 9. That Chapter 10, Article XI. Fences of the Code of Ordinances of the City of Rockwall is hereby amended in Division 2. Construction Standards; Sec. 10-425 Swimming Pool, Spa and Hot Tub/Barrier Requirements and shall hereinafter read in its entirety as specified and attached hereto as "Exhibit I," which is made part hereof for all purposes;

Section 10. That Chapter 10, Article XVII. Swimming Pool and Spa Code of the City of Rockwall is hereby newly adopted and shall hereinafter read in its entirety as specified and attached hereto as "Exhibit J," which is made part hereof for all purposes;

Section 11. any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 12. That if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 13. That this ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 14. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17TH DAY OF APRIL, 2023.



Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

1st Reading: 04-03-2023

2nd Reading: 04-17-2023

APPROVED AS TO FORM:



Frank Garza, City Attorney



“EXHIBIT A”

ARTICLE III. BUILDING CODE

Sec. 10-116. Adopted

The International Building Code, 2021 edition, as amended by this chapter, is hereby adopted as the Building Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-117 Amendments

The following sections, paragraphs, and sentences of the International Building Code, 2021 edition, are hereby amended to read as follows:

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. 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 Electrical Code shall mean the Electrical Code as adopted.

Section 101.4.4; change to read as follows:

101.4.4 Property maintenance. The provisions of the Rockwall Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section 101.4.8; add the following:

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 102.6; change to read as follows:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International Existing Building Code, the Rockwall Property Maintenance Code or the International Fire Code.

Section 102.6.2; change to read as follows:

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise

specifically provided in this code, the International Fire Code or Rockwall Property Maintenance Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 103.3; change to read as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official. For the maintenance of existing properties, see the Rockwall Property Maintenance Code.

Section [A] 104.2.1; delete the section

Section 104.10.1; delete the section

Section 105.2; change "Building" to read as follows:

Building: [remainder unchanged]

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
13. Movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 113; change title to read as follows: Section 113 - Construction Advisory and Appeals Board

Section 113.1; change to read as follows:

113.1 General. The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-61 to 10-115 of the City of Rockwall code of Ordinances.

Sections 113.2, 113.3 and 113.4; Delete

Section 202; amend definition of Ambulatory Care Facility as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; add definition of Assisting Living Facilities to read as follows.

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

Section 202; add definition of Repair Garage as follows:

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

Section 202; amend definition to read as follows:

SPECIAL INSPECTOR. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

Section 202; amend definition to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

Section 403.1, Exception 3; change to read as follows:

3. The open air portion of a building [remainder unchanged]

Section 403.3, delete exception

Section 403.3.2; change to read as follows:

403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Section 404.10; change to read as follows:

Section 404.10 Exit Stairways in an atrium. Where an atrium contains an exit access stairway all the following shall be met:

[Remainder Unchanged]

Section 406.3.3.1 Carport separation; change to read as follows:

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

Section 423.5.1; add exception 3 to read as follows::

Exception 3. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.

Section 502.1; change section to read as follows:

502.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property and from all rear alleyways / access. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. These numbers shall contrast with their background; color selection shall accommodate all lighting conditions. Address numbers shall be Arabic numbers or alphabetical letters. Street address numbers shall be a minimum of 12 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Unit/suite/apartment/rear/alley numbers shall be a minimum of 4 inches high. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Exception: Structures located within the historic district may utilize numbers a minimum of 6 inches high, as approved by the fire code official.

Table 506.2; delete footnote i from table

Section 708.4.2; change sentence to read as follows:

708.4.2 Fireblocks and draftstops in combustible construction. *[Body of text unchanged]*

1. **Exceptions:** Buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that sprinkler protection is provided in the space between the top of the fire partition and the underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping. *[Remainder unchanged]*

Section 718.3; change sentence to read as follows:

718.3 Draftstopping in floors. *[Body of text unchanged]*

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

Section 718.4; change sentence to read as follows:

718.4 Draftstopping in attics. *[Body of text unchanged]*

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

Section 903.2 remains unamended from previous code adoptions, per Ordinance 11-24

Previous code adoption wording:

Section 903.2; add exception to read as follows:

903.2 Where Required. Approved automatic fire sprinkler systems shall be installed in all new buildings, structures and additions with a fire flow calculation area of 5,000 square feet (464.5 m²) or greater and in all existing buildings, not including R-3, that are enlarged to have a fire flow calculation of 5,000 square feet (464.5 m²) or greater and in buildings that have a fire flow calculation greater than 5,000 square feet (464.5 m²) which are enlarged and all locations described in this section.

Approved automatic fire sprinkler systems shall be installed in all new R-3 buildings, structures and additions with a finished floor area of 5,000 square feet (464.5 m²) or greater and in all existing R-3 occupancies that have additions totaling more than 30% of the original finished floor area and exceeding a finished floor area of 5,000 square feet.

For the purpose of this provision, fire walls shall not define separate buildings.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ ceiling assemblies.
2. Group U
3. Temporary structures other than amusement buildings.
4. Group A-5, except as required by 903.2.1.5.
5. Open parking garages in compliance with Section 406.5 of the International Building Code, when all of the following conditions apply:
 - i. The structure is non-combustible construction.
 - ii. The structure has no other types of occupancies located above or below it.
 - iii. The structure does not contain any mixed uses, accessory uses, storage rooms, electrical rooms or spaces used or occupied for anything other than motor vehicle parking.
 - iv. The structure does not exceed 3 stories.
 - v. The structure has two complete sides unobstructed for fire department access by roadway or fire lane

Section 903.2.9; add Section 903.2.9.3 to read as follows:

903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Exception: One-story self-storage facilities that have no interior corridors and are less than 5,000 square feet.

903.2.10 Group S-2 enclosed parking garages change to read as follows:

903.2.10 Group S-2 parking garages.

An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exists:

1. Where the fire area of the enclosed parking garage in accordance with Section 406.6 is 5,000 square feet or greater.
2. Where the enclosed parking garage in accordance with Section 406.6 is located beneath other groups.

Exception: Enclosed parking garages located beneath one- and two-family dwellings.

3. Where the fire area of the open parking garage in accordance with Section 406.5 exceeds 48,000 square feet (4460 m²).

Section 903.3.1.2.2; change to read as follows:

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3; add section to read as follows:

Section 903.3.1.3; change to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family *dwellings*; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1.4; add to read as follows:

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5; add a second paragraph to read as follows:

[F] Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection

system shall be designed with a 5 psi safety factor.

Section 903.4.2; add second paragraph to read as follows:

[F] The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 903.4.3; change to read as follows:

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

Section 904.3.5; change to read as follows:

904.3.5 Monitoring. Where a building fire alarm system or a dedicated function fire alarm system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm system or the dedicated function fire alarm system in accordance with NFPA 72.

Section 905.3.9 change to read as follows:

[F] **905.3.9 Buildings exceeding 10,000 sq. ft.** In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

Section 905.4; change Item #2 to read as follows:

905.4 Location of Class 1 standpipes hose connections.

Class I standpipe hose connections shall be provided in all of the following locations:

1. {No Change}
2. On each side of the wall adjacent to the exit opening of a horizontal exit.

~~Exception: Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the horizontal exit.~~

Where all floor areas are reachable from an exit stairway hose connection on the same side of a horizontal exit within 200 ft (61 m) for sprinklered buildings or 130 ft (39.7 m) for nonsprinklered buildings, the hose connection on the other side of the horizontal exit shall be permitted to be omitted.

3. {No Change}
4. {No Change}
5. {No Change}
6. {No Change}

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

Section 907.6.1; add Section 907.6.1.1 to read as follows:

[F] 907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

Section 907.6.3; delete all four Exceptions.

Section 912; add Section 912.2.1.1 and 912.2.1.2 to read as follows:

912.2.1.1 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

912.2.1.2 Fire apparatus access roadway Distance. An approved Fire apparatus access roadway shall be located within 50 feet of a fire department connection as the fire hose lays along an unobstructed path.

Section 1006.2.1 change exception 3 to read as follows;

Section 1006.2.1 Egress based on occupant load and common path of egress travel distance.

Exceptions:

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

Section 1101.1 Scope. add exception to Section 1101.1 as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Table 1505.1; delete footnote c and replace footnote b with the following:

- b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of protected roof area. When exceeding 120 sq. ft. of protected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.
- c. [delete]

Section 1505.7; delete the section

Section 1809 .5.1 Frost Protection at required exits: delete this section.

Section 2702.5; add section to read as follows:

Section 2702.5 Designated Critical Operations Areas (DCOA): In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power systems shall comply with NFPA 70 Article 708.

Section 2902.1; add a second paragraph to read as follows:

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

Table 2902.1; add footnote g to read as follows:

- g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Drinking fountains may be substituted by a water dispenser for an occupant load of 50 or less.

Section 2902.1.1 Delete Exception 2

Section 2902.2 Delete Exception 6

Section 2902.6; change to read as follows:

2902.6 Small occupancies. Drinking fountains shall not be required for an occupant load of 25 or fewer. Drinking fountains may be substituted by a water dispenser for an occupant load of 50 or less.

Section 3109.1; change to read as follows:

3109.1 General. The design and construction of swimming pools, spas and hot tubs shall comply with the 2021 International Swimming Pool and Spa Code and applicable state laws.

“EXHIBIT B”

ARTICLE IV. RESIDENTIAL CODE

Sec 10-137. - Adopted

The International Residential Code, 2021 edition is hereby adopted as the Residential Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-138. - Amendments.

The International Residential Code, 2021 edition is hereby amended as follows:

Section R101.1; insert jurisdiction name as follows:

R101.1 Title. These provisions shall be known as the Residential Code for One-and Two-family Dwellings of the City of Rockwall, and shall be cited as such and will be referred hereinafter referred to as "this code."

Section R102.4; change 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.

Section R102.7; change to read as follows:

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Rockwall Property Maintenance Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section R104.10.1 Flood Hazard areas; delete this section.

Section R105.2; change "Building" to read as follows: Building:

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.

Section R105.2; add text as follows:

11. Shingle replacement up to 25% of a roof area.

Section R105.3.1.1 and R106.1.4; delete these sections.

Section R112; change title to read as follows: R112 - Construction Advisory and Appeals Board.

Section R112.1; change to read as follows:

112.1 General. The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Section [A] 112.2, [A] 112.3 and [A] 112.4; Delete

Section R202; change definition of "Townhouse" to read as follows:

TOWNHOUSE. A single-family dwelling unit separated by property lines in townhomes that extends from foundation to roof and that has a yard or public way on not less than two sides.

Table R301.2 (1); fill in as follows:

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

Delete remainder of table Manual J Design Criteria and footnote N

Section R302.2.2.6: delete exception #6:

Exceptions: {previous exceptions unchanged}

Section R303.3, Exception; amend to read as follows:

Exception: {existing text unchanged} Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar devices designed to remove odors from the air.

Section R302.3; add Exception #3 to read as follows: Exceptions:

1. {existing text unchanged}
2. {existing text unchanged}
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

R302.5.1; change to read as follows:

R302.5.1 Opening protection. Opening from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb steel doors not less than 1 3/8 inch (35 mm) thick, or 20-minute fire-rated doors.

Section R302.15; add the following:

Appendix P, Section AP101 (2006 IRC, as amended and codified by city Ord. 11-24), is retained and reads as follows:

AP101 Fire Sprinklers

Approved automatic fire sprinkler systems shall be installed in all new R-3 buildings, structures and additions with a finished floor area of 5,000 square feet (464.5 m²) or greater and in all existing R-3 occupancies that have additions totaling more than 30% of the original finished floor area and exceeding a finished floor area of 5,000 square feet.

For the purpose of this provision, fire walls shall not define separate buildings.

For the purposes of this provision, finished floor area is defined as an enclosed area in a house (R-3) that is suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the house as defined by ANSI Z765-2003. Garages, porches, balconies, decks and other similar unfinished areas are not included in the finished floor area.

Section R303.3, Exception; amend to read as follows:

Exception: {existing text unchanged} Exhaust air from the space shall be exhaust out to the outdoors unless the space contains only a water closet, a lavatory, or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

Section R309.3 Flood hazard areas; delete the section.

Section R309.5 Fire Sprinklers; delete the section.

Section R313.2; change exception to read as follows.

R313.2 One- and two-family dwellings automatic fire systems.

Exception: Approved automatic fire sprinkler systems shall not be required in new one and two- family dwellings, structures and additions with a finished floor area of less than 5,000 square feet (464.5 m²) or in existing one- and two-family dwelling occupancies that have additions totaling less than 30% of the original finished floor area and not equaling a finished floor area of 5,000 square feet. For the purpose of this provision, fire walls shall not define separate buildings.

Section R315.2.2 Alteration, repairs and additions; amend to read as follows:

Exception:

1. {existing text remains}
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

Section R322 Flood Resistant Construction; delete section.

Add Section 327.1.1; add to read as follows:

Section 327.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

Section R401.2; amend by adding a new paragraph following the existing paragraph to read as follows:

Section R401.2. Requirements. {existing text unchanged}...

Every foundation and/or footing, or any size addition to an existing foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

Section R404.4 Retaining walls; delete the section, add new text as follows:

Section R404.4 Retaining walls. All retaining walls require a permit. Retaining walls must be masonry, stone, or reinforced concrete with stone face/form liner. Smooth concrete retaining walls shall not be installed. Retaining walls exceeding 3 feet in height must be designed and sealed by a Texas-licensed engineer.

Add section 703.8.4.1.2 Veneer Ties for Wall Studs; to read as follows:

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

Add Section R1001.14.

R1001.14 Fire pits. Permanently installed fire pits shall not be installed within 10 feet of a structure or combustible material. Fire pits shall conform to all building setback requirements for single family dwellings as found in the City of Rockwall Unified Development Code. The maximum diameter of a fire pit shall be 3 feet.

Chapter 11 [RE] - Energy Efficiency; deleted in its entirety and replaced with the following:

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 2021 International Energy Conservation Code.

Section M1305.1.3; change to read as follows:

Section 1305.1.2; change to read as follows:

M1305.1.2 Appliances in attics. Attics containing appliances 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), and 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 with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Section 1503.6; change to read as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with no fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. 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 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

Section M2005.2; change 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 International Energy Conservation Code and equipped with an approved self-closing device. Installation of direct-vent water heaters within an enclosure is not required. Water heaters installed in an attic or above 1st story shall be equipped with an approved leak stop detection device.

Section G2408.3 (305.5); delete.

Section G2415.2. (404.2.); add a second paragraph to read as follows:

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: ½ to 5 psi gas pressure - Do Not Remove"

Section G2415.12 (404.12); change to read as follows:

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

Section 2415.12.1 (404.12.1) Individual outside appliances; delete.

Section G2417.4; change to read as follows:

G2417.4 (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 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; change to read as follows:

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 Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (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 (3½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 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 (3½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches 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 (10) pounds per square inch (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 times the proposed maximum working pressure. Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section G2417.4.2; change 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 (14) inches 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 G2420.2 (409.2); change to read as follows:

G2420.2 Meter valve. Every meter shall be equipped with a shutoff valve located on the supply side of the meter and an additional shutoff valve shall be provided where the piping system enters the building. A union shall be installed downstream from the shutoff valve at the building.

Section G2421.1 (410.1); add text and exception to read as follows:

G2421.1 (410.1) Pressure regulators. A line pressure regulator shall be ... {bulk of paragraph 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 G2445.2 (621.2); add exception to read as follows:

G2445.2 (621.2) Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

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 International Fuel Gas Code Section 108.7 of the Fuel Gas Code.

Section G2453.1 (635.1); change text to read as follows:

Section G2453.1 (635.1) Outdoor Decorative Appliances General. Permanently fixed-in-place outdoor decorative appliances shall be tested in accordance with ANSI Z21.97 and shall be installed in accordance with the manufacturer's instructions. Outdoor decorative appliances shall be minimum 3 feet from combustibles and property lines or in accordance with manufacturer's clearance requirements, whichever is greatest.

Section P2801.6.1; change to read as follows:

Section P2801.6.1 Pan size and drain. The pan shall be not less than 1½ inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than ¾ inch (19 mm). Piping for safety pan drains shall be of those materials indicated in Table 2906.5.

Section P2801.6.2; change to read as follows:

P2801.6.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface. With approval of the Code official; when technically infeasible to install a pan drain to an approved location, a device must be installed that will automatically shut off the water supply to the water heater when a water leak is detected.

Section P2804.6.1; change to read as follows:

P2804.6.1 Requirements for discharge piping. 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 administrative authority and permitted by the manufacturer's installation instructions and installed with those instructions. Where previously installed water heaters have been approved with the T&P discharge piping and pan drains combined, the T&P discharge piping and pan drains may remain combined, with the approval of the code official. All check valves must be removed from the piping.

5. Discharge to the pan serving the water heater or storage tank, to an indirect waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate less than 6 inches or more than 24 inches (152 mm) above grade nor more than 6 inches above the waste receptor flood level rim.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.

13. Be constructed of those materials listed in Section P2906.5 or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
14. Be one nominal size larger than the size of the relief-valve outlet, where the relief-valve discharge piping is constructed of PEX or PE-RT tubing. The outlet end of such tubing shall be fastened in place.

Section P2902.5.3; Lawn irrigation systems, delete.

Section 3003.9.2; change 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 B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Section P3005.2.3; change to read as follows:

P3005.2.3 Building drain and building sewer junction. There shall be a two-way cleanout near the junction of the building drain and building sewer. The two-way cleanout shall be outside the building wall, and brought up to finish grade or to the lowest floor level. All two-way sewer cleanouts shall be equipped with relief valves on both cleanout openings.

Section P3112.2; delete and replace with the following:

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 (6) inches (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 ($\frac{1}{4}$) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drainboard 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.

“EXHIBIT C”

ARTICLE V. MECHANICAL CODE

Sec. 10-158. - Adopted

The International Mechanical Code, 2021 edition, as amended by this chapter, is hereby adopted as the Mechanical Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-159. - Amendments.

The International Mechanical Code, 2021 edition, is hereby amended as follows:

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 adopted amendments. Any reference to NFPA 70 or the National Electrical Code (NEC) shall mean the Electrical Code as adopted.

**Section 114; Change title to read as follows:
Construction Advisory and Appeals Board**

Section 114.1 Change to read as follows:

114.1 General The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Sections 114.2 to 114.4; Delete:

Section 306.3; change to read as follows:

306.3 Appliances in Attics. Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb. (136 kg) capacity.
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: unchanged

Section 306.5; change to read as follows:

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, a permanent interior or exterior means of access shall be provided. Permanent exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' 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). ... {bulk of section to read the same}.

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 3 units vertical in 12 units horizontal (25-percent slope) or greater 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.

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. Water heaters installed in an attic or above 1st story shall be equipped with an approved leak stop detection device.

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

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.

Section 501.3; add an exception 4 to read as follows:

Exceptions:

4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

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.

“EXHIBIT D”

ARTICLE VI. PLUMBING CODE

Sec. 10-179. - Adopted

The International Plumbing Code, 2021 edition, as amended by this chapter, is hereby adopted as the Plumbing Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-180. - Amendments.

The International Plumbing Code, 2021 edition, is hereby amended as follows:

Table of Contents, Chapter 7, Section 713; change to read as follows:

713 Engineered Drainage Design.....7-12

Section 102.8; change to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 or the National Electrical Code (NEC) shall mean the Electrical Code as adopted.

Section 109 FEES

Section 109.2; change to read as follows

109.2 Schedule of permit fees. Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the Rockwall City Council.

Section 114; Delete entire section and insert the following:

Section 114; Change title to read as follows:

Construction Advisory and Appeals Board

Section 114.1 Delete existing text, change to read as follows:

Section 114.1 General. The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Sections 114.2-114.4; Delete:

Section 305.4.1; change to read as follows:

305.4.1 Sewer depth.

Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section 305.7; change to read as follows:

305.7 Protection of components of plumbing system. Components of a plumbing system installed within 2 feet along alleyways, driveways, parking garages or other locations in a manner in which they would be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

Sections 312.10.1 and 312.10.2; change to read as follows:

312.10.1 Inspections. Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. In the absence of local provisions, the owner is responsible to ensure that testing is performed. All tests shall be performed by a State of Texas certified backflow tester. All testers shall be registered with the City of Rockwall. All test results shall be recorded on a City of Rockwall Backflow Prevention Assembly Test and Maintenance Report form and submitted to the Rockwall Engineering Department.

312.10.2 Testing. 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, hose connection backflow preventers, and spill-proof vacuum breakers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The testing procedure shall be performed in accordance with applicable local provisions and one of the following standards: {list of standards unchanged}

Table 403.1; add footnote g to read as follows:

Table 403.1

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES ^g

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments. Drinking fountains may be substituted by a water dispenser for an occupant load of 50 or less.

Section 403.1.1 Delete Exception 2

Section 403.2 Delete Exception 6

Section 410.2; change to read as follows:

410.2 Small occupancies. Drinking fountains shall not be required for an occupant load of 25 or fewer. Drinking fountains may be substituted by a water dispenser for an occupant load of 50 or less.

Section 502.3; change to read as follows:

502.3 Appliances in attics. Attics containing ...paragraph unchanged.... Removal of the water heater. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb. (136 kg) capacity.
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.

Add Section 502.6 to read as follows:

502.6 Water heaters above ground or floor. When the attic, roof, 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. Water heaters installed in an attic or above 1st story shall be equipped with an approved leak stop detection device.

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.

Section 504.7.2 change to read as follows:

504.7.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface. With approval of the Code official; when technically infeasible to install a pan drain to an approved location, a device must be installed that will automatically shut off the water supply to the water heater when a water leak is detected.

Section 603.1; change to read as follows:

603.1 Size of water service pipe. The water service pipe shall be sized to supply water to the structure in the quantities and at the pressures required in this code. The minimum diameter of water service pipe shall be 1 inch and extend to the first fixture of not less than 20 fixture units.

Add Section 606.1.2; as follows:

606.1.2 Service valve. Every water service shall be provided with an accessible main shutoff valve installed on the water meter tailpiece. The valve shall be of a ball type and be equipped with a stainless steel handle. All service valves are to be installed within a plastic valve or meter box large enough so as to not hamper maintenance or operation.

Section 608.1; change to read as follows:

608.1 General All commercial potable water supply systems shall be protected against backflow by a double-check valve or a reduced pressure principle backflow preventer. Backflow preventer applications shall conform to, Table 608.1, except as specifically stated in Sections 608.2 through 608.17.10

Section 608.17.5; Connections to lawn irrigation systems, delete

Section 608.18; change to read as follows:

608.18 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.18.1 through 608.18.8

Section 703.6; Delete

Section 705.10.2; change to read as follows:

705.10.2 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 B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Section 713, 713.1; change to read as follows:

SECTION 713 ENGINEERED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a State of Texas registered engineer using approved design methods.

Section 903.1; change to read as follows:

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

Section 1003.2; change to read as follows:

1003.2 Approval. The size, type, and location of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer's instructions, requirements of this section based on the anticipated conditions of use and in accordance with applicable local regulations. All interceptors shall be sized by an engineer. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator.

Section 1109; delete this section.

Section 1202.1; delete Exceptions 1 and 2.

(Reason: State law already specifies that Med Gas systems must comply with NFPA 99.)

“EXHIBIT E”

ARTICLE VII. FUEL GAS CODE

Sec. 10-199. - Adopted.

The International Fuel Gas Code, 2021 edition, as amended by this chapter, is hereby adopted as the Fuel Gas Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official’s Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary’s Office.

Sec. 10-200. Amendments

The International Fuel Gas Code, 2021 edition, is hereby amended as follows:

Section 101.1; fill in the blank.

Section 101.1 Title. These regulations shall be known as the Fuel Gas Code of Rockwall, hereinafter referred to as “this code”.

Section 109.2; change to read as follows;

109.2 Fee schedule.

Permit fees shall be established by resolution of the Rockwall City Council.

Section 113; Change title to read as follows:

Construction Advisory and Appeals Board

Section 113.1 Change to read as follows:

113.1 The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Sections 113.2 to 113.4; Delete:

Section 114; Delete:

Add Section 305.13; to read as follows:

305.13 Protection of components of plumbing system. Components of a plumbing system installed within 2 feet along alleyways, driveways, parking garages or other locations in a manner in which they would be exposed to damage shall be recessed into the wall or otherwise protected in an approved manner.

Section 306.3; change to read as follows:

[M] 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), and 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 with a minimum 300 lb. (136 kg) capacity.
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 through the required opening.
2. Where the passageway is not less than ... {bulk of section to read the same}.

Section 306.5; change to read as follows:

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an a permanent interior or exterior means of access shall be provided. Permanent exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' 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). ... {bulk of section to read the same}.

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 3 units vertical in 12 units horizontal (25-percent slope) or greater 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.

Section 401.5; add a second paragraph to read as follows:

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

Section 404.12; change to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

Section 404.12.1; Individual outside appliances, delete.

Section 406.4; change to read as follows:

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. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

Section 406.4.1; change to read as follows:

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 Code Official, the piping and valves may be tested at a pressure of at

least six (6) inches (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 15 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 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (½ 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 (10) pounds per square inch (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 times the proposed maximum working pressure. Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section 406.4.2; change to read as follows:

406.4.2 Test duration. Test duration shall be held for a length of time satisfactory to the Code 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 (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the Code Official, but in no case for less than thirty (30) minutes. (Delete remainder of section.)

Section 409.2; change to read as follows:

409.2 Meter valve. Every meter shall be equipped with a shutoff valve located on the supply side of the meter and an additional shutoff valve shall be provided where the piping system enters the building.

A union shall be installed downstream from the shutoff valve at the building.

Section 410.1; add a second paragraph and exception to read as follows:

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

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 621.2; add exception as follows:

Exception: Existing approved unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 115.6

“EXHIBIT F”

ARTICLE VIII. ENERGY CONSERVATION CODE

Sec. 10-223. Adopted.

The International Energy Conservation Code, 2021 edition, as amended by this chapter, is hereby adopted as the Energy Conservation Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-224. Amendments.

The International Energy Conservation Code, 2021 edition, is hereby amended as follows:

Section C102/R102; add Section C102.1.2 and R102.1.2 to read as follows:

C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 and R403.3.3 respectively.

Section C110; change title to read as follows:

C110.1- Construction Advisory and Appeals Board

Section R110; change title to read as follows:

R110.1- Construction Advisory and Appeals Board

Section C110.1; to read as follows:

C110.1 General. The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Section R110.1; to read as follows:

R110.1 General. The Construction Advisory and Appeals Board shall be in accordance with Article II, Division 3, Chapter 10 of the Code of Ordinances, City of Rockwall.

Section C110.2 and C110.3; delete

Section R110.2 and R110.3; delete

Section C202 and R202; add the following definition:

PROJECTION FACTOR. The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

Section R202; add the following definition:

DYNAMIC GLAZING. Any fenestration product that has the fully reversible ability to change its performance properties, including U-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

Section R401.2.5 Additional Energy efficiency; deleted in its entirety.

Table R402.1.2 Maximum Assembly/Climate Zone items: amend table as follows:

<i>Climate Zone</i>	<i>Fenestration U-Factor^f</i>	<i>Ceiling U-Factor</i>
2	.40	0.29
3	0.32	0.29

Table R402.1.3 Insulation/Climate Zone items: amend table as follows.

<i>Climate Zone</i>	<i>Fenestration U-Factor^{b,i}</i>	<i>Ceiling R-Value</i>	<i>Wood Frame Wall R-Value</i>	<i>Slab R-Value & Depth</i>
2	.40	42	13 or 0 + 10	0
3	0.32	42	19 or 13 + 3ci, 0 + 15	0

R402.4.1.2 Testing; Add a last paragraph to read as follows:

Mandatory testing shall only be performed by individuals that are certified to perform air infiltration testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

Section R402.4.6 Electrical and Communication outlet boxes. Delete after the first sentence to read as follows.

R402.4.6 Electrical and communication outlet boxes (air-sealed boxes). Electrical and communication outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces.

R403.3.5 Duct Testing; Add a last paragraph to read as follows:

Mandatory testing shall only be performed by individuals that are certified to perform duct testing leakage testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

Section R404.2 Interior Lighting Controls; deleted in its entirety.

Section R405.6.2; add the following sentence to the end of paragraph:

Acceptable performance software simulation tools may include, but are not limited to, REM Rate™, Energy Gauge and IC3. Other performance software programs accredited by RESNET BESTEST and having the ability to provide a report as outlined in R405.4.2 may also be deemed acceptable performance simulation programs and may be considered by the building official.

TABLE R406.4 MAXIMUM ENERGY RATING INDEX; amend to read as follows:

**TABLE R406.4 (N1106.4) ²
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	59
3	59

² The table is effective from September 1, 2022 to August 31, 2025.

**TABLE R406.4 (N1106.4) ³
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	57
3	57

³ The table is effective from September 1, 2025 to August 31, 2028.

**TABLE R406.4 (N1106.4) ³
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
2	55
3	55

⁴ This table is effective on or after September 1, 2028.

(Reason: The tables reflect the values and timetable set forth in HB 3215, 87th Regular Session Codified in Chapter 388 Texas Building Energy Performance Standards: §388.003.)

“EXHIBIT G”

ARTICLE IX. ELECTRICAL CODE

Sec. 10-244. - Adopted.

The National Electric Code, 2020 edition, as amended by this chapter, is hereby adopted as the Electrical Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-245. - Amendments.

The National Electric Code, 2020 edition, is hereby amended as follows:

Section 90.10 Construction Advisory and Appeals Board; add to read as follows:

Section 90.10 Construction Advisory and Appeals Board

Section 90.11; add to read as follows:

90.11 General. The Construction Advisory and Appeals Board shall be in accordance with Article II, Division 3, Chapter 10 of the Code of Ordinances, City of Rockwall.

Article 100; add the following to definitions:

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

“EXHIBIT H”

ARTICLE X. EXISTING BUILDING CODE

Sec. 10-381. - Adopted

The Existing Building Code, 2021 edition, as amended by this chapter, is hereby adopted as the Existing Building Code of the city. A copy of such code will be kept in the Building Official's Office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-382. - Amendments

The Existing Building Code, 2021 edition, is hereby amended as follows:

Section 101.1; Insert jurisdiction name as follows:

[A] 101.1 Title. These regulations shall be known as the Existing Building Code of Rockwall, TX hereinafter referred to as “this code.”

Section 101.4.2; change to read as follows:

[A] 101.4.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or the Rockwall Property Maintenance Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

Section 102.4; change to read as follows:

[A] 102.4 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 102.4.1 and 102.4.2. {No change to rest of section.}

Section [A] 104.2.1; Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. Delete

Section [A] 104.10.1 Flood hazard areas. Delete

Section 105.2; change to read as follows:

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

Building:

2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
6. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.

Section 110.2; delete number 11 as follows:

~~11. Where an automatic sprinkler system is provided, and whether an automatic sprinkler system is required.~~

Section R112; change title to read as follows:

R112- Construction Advisory and Appeals Board

Section [A] R112.1; change to read as follows:

[A] 112.1 General. The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Section [A] 112.2, 112.3 and 112.4; Delete

Section 202; amend definition of Existing Building as follows:

Existing Building - A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy.

Section 306.1; add exceptions to read as follows:

Exceptions:

1. Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.
2. If the cost of the project is less than \$50K, it must comply with ICC A117.1, or it shall be reviewed and inspected to the Texas Accessibility Standards by a Registered Accessibility Specialist.

Section 306.2; add exception to read as follows:

Exception: Projects subject to the Texas Accessibility Standards as adopted by the Texas Department of Licensing and Regulation are exempt from this section. Projects with a valuation of less than \$50,000.00 (which are subject to the Texas Accessibility Standards) may be accepted as equivalent to this section where reviewed and inspected to the Texas Accessibility Standards by a Texas Department of Licensing and Regulation Registered Accessibility Specialist when a plan review report and a compliant inspection report are provided to the building code official.

Section 306.5.1; add to read as follows:

306.5.1 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall have all of the following accessible features:

- 1. Not fewer than one accessible building entrance.*
- 2. Not fewer than one accessible route from an accessible building entrance to primary function areas.*
- 3. Signage complying with Section 1111 of the International Building Code.*

4. Accessible parking, where parking is being provided.
5. Not fewer than one accessible passenger loading zone, where loading zones are provided.
6. Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

Section 401.3; Flood Hazard Areas; delete this section.

Section 405.2.6 Flood Hazard Areas; delete this section.

Section 502.3 Flood Hazard Areas; delete this section.

Section 503.2 Flood hazard areas; delete this section.

Section 507.3 Flood Hazard Areas; delete this section.

Section 701.3 Flood Hazard Areas; delete this section.

Section 803.1; add sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.2.6; change Exception to read as follows:

Exception: Supervision is not required where the Fire Code does not require such for new construction.

Section 803.3; change section to read as follows:

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

{Delete rest of Section 803.3.}

Section 804.2; Remove exception #1

Section 904.1; add sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 904.1; add sentence to read as follows:

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of high-rise buildings.

Section 1103.3 Flood Hazard areas. Delete:

Section 1201.4 Flood hazard areas. Delete

Section 1301.3.2; change to read as follows:

1301.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.

“EXHIBIT I”

ARTICLE XI. FENCES

DIVISION 2. – CONSTRUCTION STANDARDS

Sec. 10-425. – Swimming pool, spa, and hot tub/barrier requirements

DELETE EXISTING LANGUAGE IN ITS ENTIRETY AND REPLACE WITH:

For swimming pool, spa, and hot tub barrier requirements, see Article XVII. Swimming Pool and Spa Code

“EXHIBIT J”

ARTICLE XVII. SWIMMING POOL AND SPA CODE

Sec. 10-711. Adopted

The International Swimming Pool and Spa Code, 2021 edition, as amended by this chapter, is hereby adopted as the Swimming Pool and Spa Code of the City of Rockwall, TX. A copy of such code will be kept in the Building Official's office and shall be made available for public inspection during regular business hours via a scheduled appointment through the City Secretary's Office.

Sec. 10-712. Amendments.

The International Swimming Pool and Spa Code, 2021 edition, is hereby amended as follows:

Section 102.9; Change to read as follows:

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. *Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

Section 111; Change title to read as follows:

Section 111 Construction Advisory and Appeals Board

Change 111.1, to read as follows:

Section 111.1 General. The Construction Advisory and Appeals Board shall be in accordance with Chapter 10, Article II, Division 3, Subdivision I, Sections 10-89 to 10-96 of the Code of Ordinances.

Section 112 Board of Appeals, Delete

Section 305; Change to read as follows:

305.1 General.

The provisions of this section shall apply to the design of barriers for restricting entry into areas

having pools and spas. In only one- and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 the areas where those spas or hot tubs are located shall not be required to comply with Sections 305.2 through 305.7.

Section 305.2.5. Add an exception to read as follows:

Exception: Boards with a minimum 60-degree angle, cut and placed at the top of the horizontal fence members, may be used on existing fences that will become pool barriers. This exception does not apply to fences adjacent to public right of way.

Add subsection 305.2.7.1; to read as follows:

305.2.7.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994. (Ref: *Texas Health and Safety Code Chapter 757.003 (f).*)

Section 305.3.5 Vehicular access gates; add to read as follows:

Vehicular access gates may be considered part of the required pool barrier, provided the gate is self-closing and latching within 30 seconds from being fully opened.

Section 305.4 structure wall as a barrier; Changes as follows:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure of a one- and two-family dwelling or townhouse or its accessory structure serves as part of a barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Remainder Unchanged
2. Remainder Unchanged
3. Remainder Unchanged
4. Remainder unchanged
5. Remainder unchanged
6. Remainder unchanged

(Ref: *Texas Health and Safety Code Chapter 757.007.*)

Section 305.6; Change to read as follows:

305.6 Natural barriers used in a one- and two-family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

(Reason: *Specific Texas statutes do not allow the use of natural barriers in lieu of fencing for public pools per Chapter 757.003.*)

Section 307.1.4 Accessibility; Add exception to Section to 307.1.4 as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

(Reason: *To accommodate buildings regulated under state law. Further clarified to mean Components that are specifically addressed by TDLR shall be exempt.*)

Section 307.2.2.2; add to read as follows:

Section 307.2.2.2. Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(Reason: To clarify specific distances for pools and spas, correlates with IRC 327.1.)

Section 310; Change to read as follows:

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7 (ANSI/PHTA/ICC 7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

[Remainder unchanged]

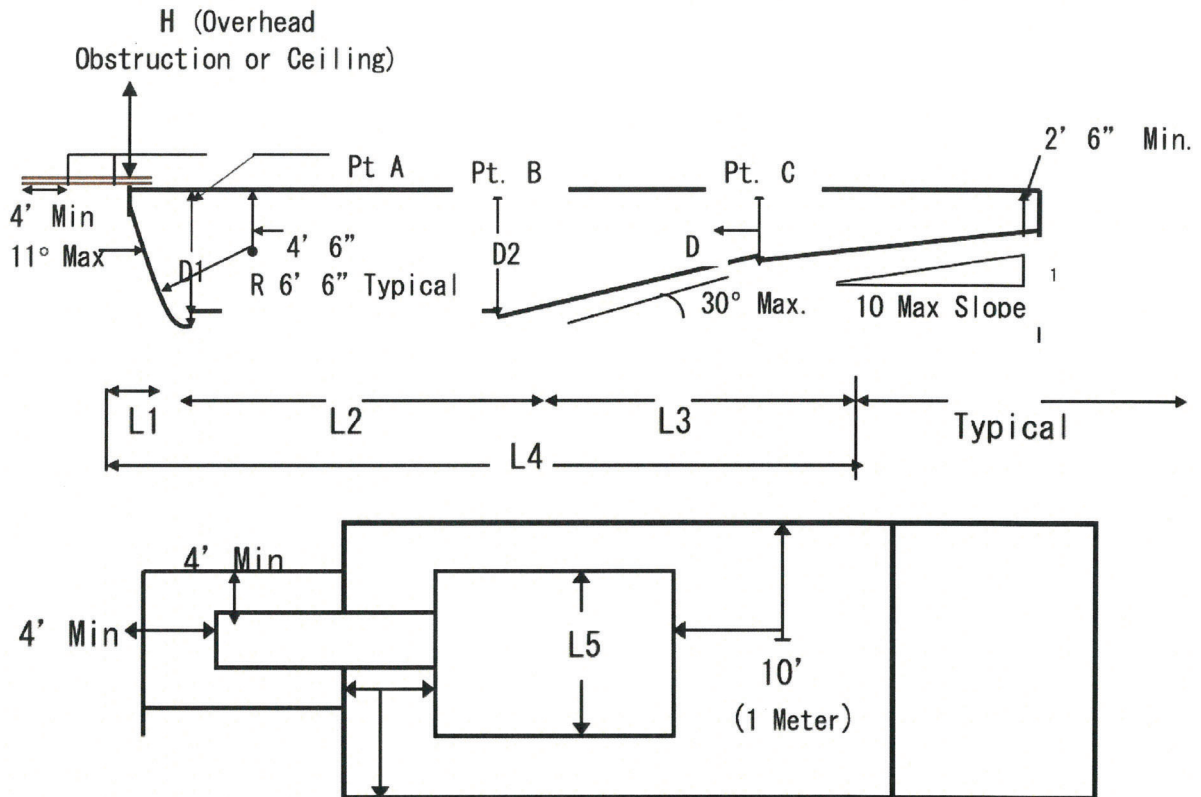
(Reason: To clarify specific Texas statutes which regulate public pools and spas.)

Section 402.12; Change to read as follows:

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with Table 402.12 Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

ADD: Figure: 25 TAC §265.186 (e) (6)

Maximum Diving Board Height Over Water	¾ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8 ft. 6 in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.
D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
L5 Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plummet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plummet to Adjacent Plummet	10 ft.	10 ft.	10 ft.



(Reason: To avoid conflict with 25 TAC Chapter 265.)

Section 411.2.1 & 411.2.2; Change to read as follows:

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero.

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(7)(A)& (B).)

Section 411.5.1 & 411.5.2; Change to read as follows:

411.5.1 Swimouts. Swimouts located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
 2. Unchanged
 3. Unchanged
 4. Unchanged
 5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
 6. Unchanged
 7. Unchanged
- (Reason: To avoid conflict with 25 TAC Chapter 265.184 (u) & 265.186 (c) (10).)*

Section 610.5.1; Change to read:

610.5.1 Uniform height of 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches (254 mm). The bottom riser height shall be permitted to vary from the other risers.

(Reason: To avoid conflict with 25 TAC Chapter 265.186 (c)(7)(B).)

Section 804 Diving Water Envelopes; Change to read as follows:

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.