

AN ORDINANCE **99484**

ADOPTING THE 2003 UNIFORM PLUMBING CODE AND AMENDMENTS.

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WHEREAS, the Department of Development Services currently enforces the 2000 edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials and the local amendments thereto; and

WHEREAS, the 2003 edition of the Uniform Plumbing Code (UPC) has been published; and

WHEREAS, the Plumbing Appeals and Advisory Board and city staff have conducted public meetings regarding the adoption of the 2003 UPC and amendments thereto; and

WHEREAS, the Plumbing Appeals and Advisory Board and the Department of Development Services recommend approval and adoption of the 2003 UPC and its local amendments; and

WHEREAS, all prerequisites required by state statute and the City Charter for adoption of this code and its amendments have been satisfied; **NOW THEREFORE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The 2003 edition of the Uniform Plumbing Code (UPC) is hereby adopted to replace the 2000 edition of the Uniform Plumbing Code. To reflect the adoption of the UPC, Section 24-11 of the City Code is amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as follows:

Sec. 24-11. Uniform Plumbing Code adopted.

The International Association of Plumbing and Mechanical Officials' ~~2000~~ 2003 Edition of the Uniform Plumbing Code, with new local amendments, as set out in section 24-12 below, are hereby adopted as the plumbing code of the city. Three (3) copies of the Uniform Plumbing Code are incorporated herein by reference and have been filed in the office of the city clerk pursuant to section 17 of the City Charter for permanent record and inspection.

SECTION 2. The local amendments of the 2003 edition of the Uniform Plumbing Code are hereby adopted and Chapter 24, section 24-12 of the City Code is hereby amended in its entirety to read as follows:

Sec. 24-12. Amendments.

The following are amendments to the 2003 Uniform Plumbing Code adopted in Section 24-11 above:

102.1 Administrative Authority is amended to read as follows:

The administrative authority shall be the authority duly appointed to enforce this code and will be referred to herein as the director of development services.

102.2.1 Duties and Powers of Administrative Authority is amended to read as follows:

The director of development services may appoint such assistants, deputies, inspectors or other employees as are necessary to carry out the function of the department and this code. The plumbing division shall be a part of the development services department. No employee connected with the plumbing division, except a member of the board established by this code shall be financially interested in the furnishing of labor, material, or appliances for construction, alteration or maintenance of plumbing installations in a building or in the making of plans or specifications thereof, unless such employee is the owner of such building. No such employee shall engage in any work, which is inconsistent with his duties or with the interest of the division.

102.3.1 is amended by adding the following:

Obtaining a permit in the name of a person authorized by law to do plumbing work, and thereafter permitting a person not licensed by law, or not employed by same person to do such work, is a violation of the state licensing law and such violations shall be reported to the Texas State Plumbing Examiners' Board with a recommendation that the permit holder's license be revoked or suspended.

102 is amended by adding 102.4 to read as follows:

102.4 Plumbing Appeals and Advisory Board

102.4.1 There is hereby appointed a plumbing appeals and advisory board. The Board shall consist of 11 members, the director of development services or his designated representative, a representative from the Metropolitan Health District, a representative from the San Antonio Water System and a representative from City Public Service, the latter 4 being ex-officio, non-voting members.

102.4.2 The appointive members shall be appointed by the city council for two-year terms. The appointive members will consist of one homebuilder, one architect, two master plumbers, one of whom shall represent the open shop segment of the industry and one of whom shall represent the union shop segment; two journeyman plumbers, one of whom shall represent the open shop segment and one of whom shall represent the union segment; one practicing professional mechanical engineer, one plumbing contractor and three laymen/consumers.

102.4.3 The members shall elect a chairman and vice-chairman from their own membership who shall serve a one-year term, but no person shall serve as chairman for more than two consecutive years, except with unanimous consent of the Board.

102.4.4. Common Sense. This Code shall be governed by the Doctrine of Common Sense. An installation or design that is found not to comply with the provisions of this code is not a violation of this code if the installation conforms to the intent of this code as determined by the Plumbing Appeals and Advisory Board. If such determination should be applicable to plumbing installations in general, the Building Official shall publish the determination and include it in the next adoption of local amendments.

102 is amended by adding 102.5 to read as follows:

102.5 Powers and Duties of the Plumbing Appeals and Advisory Board

102.5.1 The board shall have jurisdiction over all appeals from decisions of the director, which relate to plumbing installations and shall determine the intent and meaning of the provisions of this code. The board shall determine which materials and/or methods are equally good and desirable to those permitted by this code and permit the use of same in accordance with this code. The board shall have no power to otherwise modify or change this code. The determinations by the board shall be final and binding on all parties, and the director shall comply with and enforce the decisions of the board.

102.5.2 Whenever the board determines that any provision of this code is inadequate, incorrect or obsolete, it shall recommend a corrective amendment to the city council for adoption.

102 is amended by adding 102.6 to read as follows:

102.6 Meetings and Procedures

102.6.1 Regular meetings of the board shall be held on the second Wednesday of each month when necessary for the purpose of hearing appeals and rendering interpretations of the plumbing code and hearing applications of the proposed use of new materials and new methods of installation. The Board by 2/3rds majority vote of the members present, may change the day of the meeting.

102.6.2 Special meetings may be called by the Chairman as needed.

102.6.3 Six members shall constitute a quorum. A majority of members present and voting in the affirmative shall be required to pass a motion.

102 is amended by adding *102.7* to read as follows:

102.7 Appeals

Appeals shall be made in writing and shall be submitted no later than the first Wednesday of the month. Appellant may appear in person or be represented by another person or persons and may introduce evidence to support the appellant's claims. The appellant shall cause to be made at the appellant's own expense any tests or research required by the board to substantiate his claims. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the city of San Antonio.

102 is amended by adding *102.8* to read as follows:

102.8 Illegal Work

Any person in the business of plumbing whose work does not conform to the rules and regulations as set forth in this code, or whose workmanship or materials are of inferior quality, shall, upon notice from the director, make necessary changes or corrections so as to conform to this code. If work has not been changed or corrected within 10 days, the director may then refuse to issue additional permits to such person until such work has fully complied with the rules and regulations of this code.

102 is amended by adding *102.9* to read as follows:

102.9 License Required

Before any person shall engage in the business of plumbing within the city, said person shall be qualified as set forth in this code and shall have a current master plumber's license obtained from the state board of plumbing examiners. The

license shall be registered with the city by submitting the appropriate fee as set forth in the fee schedule adopted by the city of San Antonio. Where any plumbing work is being done, a master or journeyman plumber shall, at all times, be present on the job and in actual control and in charge of the work being done.

103.1 is amended by adding 103.1.4 to read as follows:

103.1.4 Who may obtain permits:

103.1.4.1 Any duly licensed master plumber. See Section 103.1.4.8 for bond and insurance requirements.

103.1.4.2 Any homeowner performing plumbing work on a homestead wherein he/she resides. The installation is to be made by the homeowner without the assistance of any person or persons.

103.1.4.3 Licensed irrigators for the installation of back flow devices for irrigation systems. Must have state irrigator's license.

103.1.4.4 Water softener companies that hold a Class III Texas Commission of Environmental Quality (TCEQ) license for the installation or change out of water softeners and associated equipment.

103.1.4.5 Licensed fire line contractors for back flow devices on fire lines.

103.1.4.6 Plumbing work done by anyone who is regularly employed or acting as a maintenance man or maintenance engineer, incidental to and in connection with the business in which he is employed or engaged, and who does not engage in the occupation of a plumber for the general public. See state licensing law for definition of maintenance person or maintenance engineer.

EXCEPTION 1: Any person who is employed by the railroad for plumbing work done upon the premises or equipment of the railroad and who does not engage in the occupation of a plumber for the general public.

EXCEPTION 2: Any person engaged by any public service company for plumbing work in connection with laying, maintenance and operation of its service mains or lines and the installation, alteration, adjustment, repair, removal or renovation of all types of appurtenances, equipment and appliances directly related to public service companies, properties and/or jurisdiction.

103.1.4.7 Gas work done by a certified LP gas installer Licensed under chapter 113, Natural Resources Code, as amended. (limited to underground service piping from the tank to the building or pool heater)

103.1.4 is amended by adding 103.1.4.8 to read as follows:

103.1.4.8 Bond and Insurance

Before any person shall engage in the business of plumbing within the city, such person shall deposit with the city a certificate of insurance by an insurance company authorized and admitted to do business in the state of Texas, certifying that the applicant is insured to the limit of at least \$100,000 public liability per occurrence, \$100,000 property damage liability insurance per occurrence and product/completed operations coverage, to be approved by the director and present a good and sufficient bond in the sum of \$5000 conditioned that the person engaged in the plumbing business will faithfully observe all the laws pertaining to plumbing and main laying. Or shall provide a certificate of insurance issued by an insurance company authorized and admitted to do business in the state of Texas for commercial general liability insurance and products/ completed operations coverage for the master plumber for claims for property damage or bodily injury, regardless of whether the claim arises from a negligence claim or on a contract claim, and shall be in a coverage amount of not less than \$300,000 for all claims arising in any one-year period. Further, any persons engaged in the business of plumbing shall indemnify and hold harmless the city from any and all damages, claims, liens or losses, including, but not limited to personal injury or death and property damage, arising from any acts or omission of any character whatsoever caused by such person, his agents or employees, engaged in the plumbing business.

103.4.1 is amended to read as follows:

The fee for each permit shall be set forth in the fee schedule as adopted by the city of San Antonio.

Table 1-1 is deleted and replaced by the fee schedule as adopted by the city of San Antonio.

103 is amended by adding 103.9, 103.10 and 103.11 to read as follows:

103.9 The latest edition of the Uniform Plumbing Code (UPC) as published by the International Association of Plumbing and Mechanical Officials (IAPMO) is the adopted code for the city of San Antonio and shall go into effect not less than

90 days or more than 180 days from the date of its publication and shall require a vote in the affirmative by the members of the Plumbing Appeals and Advisory Board. The Board may extend the 180 day time limit for just cause.

103.10 The local amendments shall remain in effect as applicable until amended by the Board to conform to any procedural changes in the UPC.

103.11 To better serve and protect the health and safety of the citizens of San Antonio, all plumbing and gas related sections of the International Residential Code (IRC) are hereby amended. The current adopted plumbing code for the city of San Antonio, being equal to or more restrictive than the IRC, shall govern the installation of plumbing and shall replace these amended sections.

311 is amended by adding 311.9 to read as follows:

311.9 No electric lines are to be installed in the same ditch with plumbing, gas, sewer or water piping unless a separation of 36" is maintained.

313.2 is amended by deleting the second sentence starting with the words "No piping...and ending with the word...masonry", and adding the following:
Any plastic material used to protect copper piping from contact with other metallic material shall be a minimum of 6 mil. Tarpaper or Felt paper shall also be acceptable for this purpose.

313.6 is amended by adding the following:

For the purpose of this section, a ventilated attic is considered subject to freezing. Piping under 4 inches nominal of insulation is considered protected from freezing.

313 is amended by adding 313.13 to read as follows:

313.13 When accessible openings are required by this code, they shall be a minimum of 12" x 12" in dimension unless otherwise approved by the administrative authority.

314.3 is amended to read as follows:

Piping in the ground shall be laid on a firm bed for its entire length. Where support is otherwise provided, it shall comply with Table 3-2 and not exceed 24" above ground (Two steel rods crisscrossed and tied to pipe with tie wire and spaced per Table 3-2 will be required on horizontal piping raised above ground.)

316.1.6 is amended by deleting the exception.

402.0 *Water Conservation* is amended by adding 402.7 to read as follows:

402.7 The maximum discharge flow rates for plumbing fixture fittings shall be in accordance with applicable standards referenced in Chapter 3 and listed in Table 14-1, but in no case shall they exceed the maximum requirements of the Texas Commission of Environmental Quality (TCEQ), Chapter 372, titled "Environmental Performance Standards for Plumbing Fixtures."

412.2 is hereby deleted.

Table 4-1 is amended by adding the following tables found at the end of these amendments; 4-1A, 4-1B, 4-1C, 4-1D and 4-1E.

505.1 is amended to read as follows:

Gas fired water heater installations in bedrooms and bathrooms shall be of the direct vent type.

Electric water heaters shall be approved in both of these locations.

505.1 is amended by adding 505.1.1 to read as follows:

505.1.1 Only electric water heaters may be installed under a stairway or landing.

508.27 is amended by adding the following:

Water heaters installed in exterior locations that are not designed for exterior locations shall be protected by an enclosure and shall be installed in accordance with Section 505, 507 and 510.

510.6.2.1 is amended by adding 510.6.2.1.1 to read as follows:

510.6.2.1.1 *Vent Termination.*

No vent system shall terminate less than four (4) feet below or Four (4) feet horizontally from, nor less than one (1) foot above any door, openable window, or gravity air inlet into any building.

513.0 Access and Working Space

Every water heater installation shall be accessible for inspection, repair, or replacement. The appliance space shall be provided with an opening or doorway of sufficient size to remove the water heater. In no case shall such opening or doorway be less than twenty-four (24) inches (610 mm) in width. Such access shall be continuous and shall be one or any combination of the following means:

513.1 By an opening or door, and passageway not less than two (2) feet (610 mm) in width and large enough to permit removal of the water heater, but not less than thirty (30) inches (762 mm) in height. Stairways and ramps leading to or part of such passageways shall comply with the Building Code.

513.2 Every attic, roof, mezzanine, or platform more than (8) feet (2438 mm) above the ground or floor level shall be made accessible by a stairway or ladder permanently fastened to the building. Such a ladder or stairway shall not be more than eighteen (18) feet (5486 mm) in length between landings and not less than fourteen (14) inches (355 mm) in width. Such a ladder shall have rungs spaced not more than (14) inches (355 mm) center to center and not less than six (6) inches (152.4 mm) from the face of the wall. Each stile is to extend thirty (30) inches (762 mm) above the surface to be reached, or as high as possible, if height is limited. Permanent ladders for water heater access need not be provided at parapets or walls less than thirty (30) inches (762 mm) in height.

Exception: A portable ladder may be used for access for water heaters in attics on the single-story portion of a Group U, Division 1 or R Occupancy.

513.2 is amended by adding an exception to read as follows:

EXCEPTION: Water heaters of 12 gallons or less installed above suspended ceiling 9 feet in height or less do not require a permanent ladder.

513.3 By a trap door or opening and passageway not less than thirty (30) inches (762 mm) by thirty (30) inches (762 mm), but in no case smaller than the water heater. The passageway shall be continuous from the trap door or opening to the water heater. The trap door or opening shall be located not more than twenty (20) feet (508 mm) from the water heater.

513.4 Every passageway to an attic water heater shall have an unobstructed solid continuous flooring not less than twenty-four (24) inches (610 mm) wide from the trap door or opening to the water heater. If the trap door or opening is more than eight (8) feet (2438 mm) above the floor, a stairway or ladder permanently fastened to the building shall be provided. Such stairway or ladder shall lead directly to the edge of the trap door or opening and shall comply with the provisions of this section.

EXCEPTION: A portable ladder may be used for access for water heaters in attics on the single-story portion of a Group U, Division 1 or R Occupancy.

513.5 By an unobstructed catwalk not less than twenty-four (24) inches (610 mm) wide. Access to the catwalk shall be by ladder or stairs complying with the provisions of this section.

Attic and underfloor water heater locations shall be provided with an electric outlet and lighting fixture at or near the water heater. The lighting fixture shall be controlled by a switch located adjacent to the opening or trap door.

An unobstructed solidly floored working space not less than thirty (30) inches (762 mm) in depth and width shall be provided immediately in front of the firebox access opening. A door opening into such space shall not be considered as an obstruction.

601.2 is amended to read as follows:

In all buildings **and on all properties**.....the rest to read as written.

603.3.4 is amended by adding the following:

All backflow assemblies and devices shall be installed in accordance with the installation standards provided by the Authority Having Jurisdiction.

603.4.6.1 is amended by adding another type to read as follows:

4. Double check valve assembly.

603.4.13 is deleted and is amended to read as follows:

Water supply to carbonators shall be protected by either a double check valve assembly or an rp device.

603.4.18.1 is amended to read as follows:

Except as provided under sections 603.4.18.2 and 603.4.18.3, potable water supplies to fire protection systems that are normally under pressure, including but

not limited to standpipes and automatic sprinkler systems shall be protected from back-pressure and back-siphonage by one of the following testable devices:

1. Double check valve assembly
2. Double check detector assembly
3. Reduced pressure backflow prevented
4. Reduced pressure detector assembly

604.1 is amended by adding the following:

Asbestos cement piping is prohibited for use on potable water lines. The use of CPVC below slab on fill, shall be free of any joints.

604.2 is amended by deleting the exception

605.5 is amended by adding the following:

All water closets and icemakers shall have a shutoff or control valve at the fixture.

701.1.3 is amended to read as follows:

No vitrified clay pipe or fittings shall be used above ground, under slab or buildings, or where pressurized by a pump or ejector. They shall be kept at least 12" below ground.

701.2 is amended by adding 701.2.4 to read as follows:

701.2.4 Any hubless-type pipe joint made underground or under a slab shall be made with a wide-bodied shielded coupling.

707.4 is amended by changing Exception 1 to read as follows:

EXCEPTION 1: Cleanouts may be omitted on a horizontal drain lines less than 5 feet in length unless the line is serving washing machines, kitchen sinks or urinals.

707 is amended by adding 707.15 to read as follows:

707.15 All washing machines and kitchen sinks shall have an accessible cleanout.

712 is amended to read as follows:

'42 inches head of water' instead of '10 feet head of water'

712 is amended by adding 712.2.1 to read as follows:

712.2.1 The first floor DWV system shall be retested at the top out stage to assure there are no broken drain pipes below slab. The system shall be tested to the overflow level of the tub when installed, or the next reasonable point on the system as predetermined by the Plumbing Inspector.

715.1 is amended to read as follows:

The building sewer, beginning two feet from any building or structure shall be a minimum of SCH 40 PVC for 4 inch and smaller and SDR 35 PVC for 6 inch and larger.

717 is amended by changing the last sentence to read as follows:

No building sewer within private property shall be smaller than 3 inch.

718 is amended by adding the 718.4 to read as follows:

718.4 Sewers over Edwards Recharge Zone shall be installed in accordance with any applicable TCEQ requirements and in accordance with the requirements as provided in the SAWS Utility Service Regulations.

719 is amended by adding & 719.7 to read as follows:

719.7 Cleanouts located in traffic-bearing areas shall be installed with a vehicle traffic-bearing box. The box shall be set in concrete slab, extending at least 12 inches from the perimeter of the cleanout. The slab shall be no less than 6 inches thick. The concrete shall be no less than 2,500 psi.

723 is hereby deleted

807.4 is amended by adding 807.4.1

In lieu of the air gap fitting, a dishwasher loop may be used. It must be securely fastened as high as possible under the counter top.

905.3 is amended by adding this last sentence to read as follows:

All horizontal vents installed below the flood level rim of the fixture they serve shall have a cleanout installed on the riser in an accessible location.

EXCEPTION: A vent that continues, uninterrupted through the roof and is accessible from the roof to rod out, would be acceptable.

910.1 is amended to read as follows:

Combination waste & vent systems shall be permitted for floor drains, floor sinks, hub drains and other similar clear water waste fixtures. There shall be a minimum of two vents on the system. One shall be at the beginning of the system and one shall be immediately before the uppermost fixture on the system.

1007 is amended by adding the following exception:

Exception. A trap seal protector equivalent to a "TRAP GUARD" in conjunction with a deep seal trap, shall be considered as meeting the trap seal protection requirement.

1009 is amended by adding 1009.3.1 and 1009.3.2 to read as follows:

1009.3.1 All interceptors (clarifiers) shall be equipped with a 90 degree inverted elbow or equivalent, used inside the interceptor on the effluent side of the interceptor (clarified). Relief vents for interceptors shall terminate to the atmosphere independent from any other vent.

1009.3.2 The above are minimum specifications for interceptors and separators. An engineer may be retained to design an interceptor or separator. The design and structural integrity shall conform or exceed the standards outlined above. A professional engineer may design for specific operational requirements, however, the plans must be submitted with a professional engineer's seal for approval.

1011.0 is amended by adding 1011.2 to read as follows:

1011.2 Automatic car washes (w/high pressure sprays and/or brushes) shall install a 50 GPM interceptor, minimum, for a 4-bay vehicle wash. The size of the interceptor shall increase 10 GPM for each additional wash bay over 4. Single bay or portable washer type vehicle washes shall install a 20 GPM interceptor, minimum. The sizing criteria for automatic car washes shall be based on the above mentioned GPM x 12-minute retention time.

1012 is amended by adding 1012.2 and 1012.3 to read as follows:

1012.2 Public and private washaterias and commercial laundries shall install a lint trap equipped with a conveniently located and easily removable wire basket, or other similar device, that will prevent strings, rags, buttons, or other prohibited material from entering the sanitary sewer system. The basket or other similar device shall prevent passage to the sanitary sewer system of solids greater than 1/2 inch in diameter. The lint trap size shall be based on the total GPM of all fixtures, appliances and appurtenances draining to it.

1012.3 In lieu of a lint trap, a lint interceptor may be installed. A professional engineer may design for specific operational requirements, however, the plans must be submitted with a professional engineer's seal for approval. The design shall be based on a 12 minute retention time.

1014 is amended by adding 1014.9 to read as follows:

1014.9 Waste in excess of one hundred and forty (140) degrees Fahrenheit shall not discharge into a grease trap.

1015 is amended by adding 1015.2 to read as follows:

1015.2 All commercial food waste disposal units and dishwashers shall be connected to and discharge directly into grease interceptors.

1016 is amended by adding 1016.4 to read as follows:

1016.1.2.1 Sand interceptors shall be installed in the drainage systems of the following establishments: garages, car washes, service stations, or any place of business where heavy solids or solids greater than 1/2 inch may be introduced into the sanitary sewer system. The sizing criteria for a sand interceptor shall be based on the required GPM x 12-minute retention times to obtain the tank size in gallon capacity.

Chapter 10 of the Uniform Plumbing Code is amended by adding 1018 to read as follows:

1018 Silver recovery units shall be installed in waste line(s) leading from x-ray processing, photographic processing, and/or any procedures in establishments such as medical labs, photo finishers, printers, graphic arts production facilities, hospital, veterinary hospitals, or other establishments where silver may be introduced into the sanitary sewer system.

1204.3.1 is amended by adding the following sentence:

The piping shall be tested by closing all openings and subjecting the pipes to an air pressure that will support a column of mercury 15" in height for at least 15 minutes, or a 10 psi air test using a dial gauge as described in Section 319 with a Grade A1 or better quality.

1204.3.2 is deleted and is amended to read as follows:

Final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed and after all fixtures, appliances and shut-off valves have been attached thereto. This inspection shall include a column of mercury 6" in height for at least 15 minutes, or of a 5 psi air test using a dial gauge as described in section 319 with a Grade A1 or better quality.

1209.5 is amended as follows:

1209.5.3.4.1 Steel piping will be required for the meter loop and into the wall and up thru the top plate with a 90° steel pipe fitting in the attic for the transition.

1209.5.3.4.2 The approved gas regulator for the system shall be installed in a ventilated attic unless the vent is piped to the exterior of the building.

1209.5.3.4.3 When CSST tubing passes behind stucco, plaster or areas where staples are used, it shall be protected by a continuous sleeve or AGA approved shield that is twice the diameter of the CSST tubing being protected.

1209.7.5(A) is amended by deleting the exception.

1211.1.7(A) is amended by deleting exceptions 1 & 2

1211.1.2(A) is amended by adding the following:

When a plastic detectable tape with a metal core is used, it shall be buried in the trench 12" above the pipe or 6" below finished grade and shall be secured to the risers at each end of the line. The plastic tape shall be yellow in color and shall be imprinted with the following: "Caution: Gas Line Buried Below"

1212.1 is amended by adding (8) to read as follows:

(8) Gas flex connectors for appliances or equipment installed in exterior locations shall be approved for that use and shall be protected from vandalism and damage.

All of the Appendix chapters are adopted

Appendix E The title is amended to read as follows and to be applicable to all sections of Appendix E:

Manufactured/Mobile Home Parks, Subdivision or Site and Recreational Vehicle Parks.

E 6 is amended by adding E 6.2 to read as follows:

E 6.2 Manufactured / Mobile Home park, subdivision or site shall meet the following requirements for the drainage / sewer system on site. The sewer main shall be 6 inch minimum, with 4 inch minimum laterals to the M/H pad and a 4 inch p-trap. There shall be one 3 inch vent for each 10 traps starting at the upper most point on the system. The vent shall connect to the drain system at the top portion of the drain pipe and terminate a minimum of 10 ft. above finish grade. The horizontal run shall be kept as short as reasonably possible.

H103.1 is amended by adding the following sentence:

A minimum of 12 minutes retention time is required.

H103.2 is deleted and is amended to read as follows:

There shall be an adequate number of manholes to provide access for cleaning all areas of an interceptor, one manhole per trap compartment. Manhole covers shall be gas tight in construction having a minimum opening dimension of 20".

H105.8.1 is amended by adding (5) to read as follows:

(5) All interceptors shall have the liquid volume of the interceptor (in gallons) permanently affixed to the device.

H107 is amended to read as follows:

An effluent sampling well on all interceptors shall be required. The sample well shall have a riser a minimum of 6" in diameter and shall be installed after the confluence of all waste streams from the facility and prior to discharging into the sanitary sewer collection system. The well shall be perpendicular to the effluent lateral to allow visual observation of the flow stream and provide for sampling of wastewater.

Table H-1 is amended by adding the following extra steps for jails, prison, nursing homes, schools or similar buildings:

5) Divide by 8 and then multiply by number of meal times.

6) The size of grease interceptors larger than 750 gallon capacity may be determined by a Professional Engineer utilizing rational design methodology based on flow volume, retention time of not less than 12 minutes and cleaning cycles.

Appendix L is amended by deleting all of section L3, all of section L6.1 and L6.3.

MINIMUM PLUMBING FACILITIES

Table 4-1A
Retail/ Wholesale

	WATER CLOSETS	URINALS	LAVATORIES
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	Males	Females	Males	Males	Females
2000 Sq. Ft. Or Less	1- W C		0	1- LAV.	
2001 Sq. Ft. And Over	1 : 1-43	1 : 1-43		1 : 1-200	
	1 : 1-100	2 : 44-100	1 : 44-100	2 : 201-400	
EXAMPLES: Shoe Stores Hardware Clothes Stores Auto Parts Art Galleries Grocery Stores Drug Stores Sports Hair Salons Furniture Stores	For occupant loads over 200 refer to the current U.P.C. Table 4-1 (Office and Public Buildings)				
	To figure occupant load 115 sq. ft. per person is the multiplier.				

**Table 4-1B
Restaurants (No Alcohol)**

Water Closets		Urinals	Lavatories	
Male	Female	Male	Male	Female
1 : 6-25	1 : 6-25	-- 0 --	-- 1 --	1
1 : 26-50	2 : 26-50	-- 1 --	-- 1 --	1
For occupancy load over 100, refer to current U.P.C. Chapter four Table 4-1				

**Table 4-1C
Game Rooms and Similar Occupancies**

1. Must have mens and womens restrooms				
2. No alcohol or concession stand				
Water Closets		Urinals	Lavatories	
Males	Females		Males	Females
1 : 1--50	1 : 1--50	0	1	1
1 : 51--100	2 : 51--100	1	1	1
1 : 101-150	3 : 101-150	2	1	1

**Table 4-1D
Gymnastic Centers**

Occupant load based on 100 sq. ft. per person at total building sq. ft.

Water Closets		Urinals	Lavatories
Male	Female	Male	Male & Female
1: 1-50	2: 1-50	1: 1-100	1 each
2: 51-100	3: 51-100		
2: 101-150	4: 101-150	2: 101-150	2 each

**Table 4-1E
Dance Studios**

Occupant load based on 100 sq. ft. per person at total building sq. ft. with a 95/5 split.

Water Closets		Lavatories
Male	Female	Male & Female
1: 1-50	2: 1-50	1 each
	3: 51-100	
	4: 101-150	

SECTION 3. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason, be held illegal, inoperative, or invalid or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 4. No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

SECTION 5. It is officially found, determined, and declared that the meeting at which this ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Texas Revised Civil Statutes Annotated as amended Title 5, Chapter 551, Government Code.

SECTION 6. The City Clerk is directed to publish notice of this ordinance in accordance with Section 17 of the City Charter.

SECTION 7. The publishers of the City Code are authorized to amend the City Code to reflect the changes adopted herein.

SECTION 8. This ordinance shall become effective August 21, 2004 but in no case less than five days from the date of publication, whichever is later.

PASSED AND APPROVED this 22nd day of July 2004.

M A Y O R
EDWARD D. GARZA

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

04-25

MEETING OF THE CITY COUNCIL

Mains motion amended

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE – GENERAL MANAGER
CITY PUBLIC SERVICE – MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE – ASSESSOR
FINANCE – CONTROLLER
FINANCE – GRANTS
FINANCE – PUBLIC UTILITIES SUPERVISOR
FINANCE- TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT –NEIGHBORHOOD PLNG; URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 40

DATE: _____

MOTION: Perf Segovia

ORDINANCE NUMBER: 99484

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1		✓	
JOEL WILLIAMS District 2		/	
RON SEGOVIA District 3		/	
RICHARD PEREZ District 4		/	
PATTI RADLE District 5		/	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		<i>absent</i>	
ART A. HALL District 8		<i>absent</i>	
CARROLL SCHUBERT District 9		✓	
CHRISTOPHER "CHIP" HAASS District 10		/	
EDWARD D. GARZA Mayor		/	

04-25

MEETING OF THE CITY COUNCIL

Anendel

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
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PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 40

DATE: _____

MOTION: Pay Segun

ORDINANCE NUMBER: _____

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1		/	
JOEL WILLIAMS District 2		/	
RON SEGOVIA District 3		/	
RICHARD PEREZ District 4		/	
PATTI RADLE District 5		/	
ENRIQUE M. BARRERA District 6		/	
JULIAN CASTRO District 7		<i>absent</i>	
ART A. HALL District 8		<i>absent</i>	
CARROLL SCHUBERT District 9		/	
CHRISTOPHER "CHIP" HAASS District 10		/	
EDWARD D. GARZA Mayor		/	

Revised 719.1

Main note on Anendel

04-25

MEETING OF THE CITY COUNCIL

Plumly code
Rec'd 40

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CITY PUBLIC SERVICE – GENERAL MANAGER
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PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

Rec'd

AGENDA ITEM NUMBER: 40

DATE: _____

MOTION: Segovia Rudle

ORDINANCE NUMBER: _____

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1		✓	
JOEL WILLIAMS District 2		✓	
RON SEGOVIA District 3		✓	
RICHARD PEREZ District 4		✓	
PATTI RADLE District 5		✓	
ENRIQUE M. BARRERA District 6		✓	
JULIAN CASTRO District 7		absent	
ART A. HALL District 8		absent	
CARROLL SCHUBERT District 9		✓	
CHRISTOPHER "CHIP" HAASS District 10		✓	
EDWARD D. GARZA Mayor		✓	

04-25

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
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REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER: 40

DATE: JUL 22 2004

MOTION: Flores/Radle

ORDINANCE NUMBER: 99484

RESOLUTION NUMBER: _____

ZONING CASE NUMBER: _____

TRAVEL AUTHORIZATION: _____

NAME	ROLL	AYE	NAY
ROGER O. FLORES JR. District 1			
JOEL WILLIAMS District 2			
RON SEGOVIA District 3			
RICHARD PEREZ District 4			
PATTI RADLE District 5			
ENRIQUE M. BARRERA District 6		-	
JULIAN CASTRO District 7			
ART A. HALL District 8			
CARROLL SCHUBERT District 9			
CHRISTOPHER "CHIP" HAASS District 10			
EDWARD D. GARZA Mayor			

*Adopt Amendement to
2003 Uniform Plumbing
Code*

Delete 7-19

04-25

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO	For CMO use only
Approval		Request For Ordinance/Resolution	Date Considered
Finance	Budget		Consent <input type="checkbox"/> Individual <input type="checkbox"/>
Legal	Coordinator		Item No.
			Ord. No.

Date: June 16, 2004	Department: Development Services	Contact Person/Phone #: Michael Clack 207-8165
Date Council Consideration Requested: July 22, 2004	Deadline for Action:	Dept. Head Signature 

SUMMARY OF RESOLUTION

An Ordinance adopting the Amendments to the 2003 Uniform Plumbing Code.

Council Memorandum Must be Attached To Original

Other Depts., Boards, Committees Involved (please specify):
Plumbing Appeals and Advisory Board, City Attorney's Office

Contract signed by other party
Yes No

FISCAL DATA (If Applicable)

Fund No. _____	Amt. Expended _____	Funds/Staffing Budgeted	Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____	SID No. _____	Positions Currently Authorized	
Index Code _____	Project No. _____	Impact of future O & M	
Object Code _____			

Comments:

If positions added, specify class and no.

Coordinator - White
Legal - Green
Budget - Canary
Finance - Pink
Originator - Gold

CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
DEVELOPMENT SERVICES DEPARTMENT

TO: Mayor and City Council

FROM: Florencio Peña, Director Development Services

THROUGH: Terry M. Brechtel, City Manager

COPY: Christopher J. Brady, Assistant City Manager, File

SUBJECT: Chapter 24 Plumbing City Code Amendments – 2003 Uniform Plumbing Code

DATE: July 22, 2004

SUMMARY AND RECOMMENDATIONS

An ordinance adopting the Amendments to the 2003 Uniform Plumbing Code (UPC). The provisions of this document shall apply to the installation, construction, replacement, equipment and repair of plumbing. The Plumbing Appeals and Advisory Board has reviewed the amendments to the 2003 Uniform Plumbing Code and recommends approval. The International Building Code, International Fire Code, Uniform Plumbing Code, and Uniform Mechanical Code, make up the family of codes for commercial construction in San Antonio.

BACKGROUND INFORMATION

The purpose of the Plumbing Code is to provide minimum requirements to safeguard life or limb, health and public welfare. To this end, the State of Texas adopted the International Plumbing Code and the Uniform Plumbing Code as the two approved plumbing codes in this state, which became effective September 1, 2001. A municipality shall adopt one of these two codes. The City of San Antonio has adopted the Uniform Plumbing Code per Ordinance 92620. Municipalities may adopt local amendments to the plumbing code, as they determine appropriate.

Amendments to the UPC can be categorized into two; administrative and technical. The administrative amendments to the UPC establish the Plumbing Appeals and Advisory Board as the board having responsibility to hear appeals regarding this code. The technical amendments are consistent with the amendments contained in the current UPC.

Some significant changes to the UPC local amendments are:

- Changes to Table 4-1 regarding minimum fixture requirements better defines the fixture requirements for occupancy types such as “retail spaces, dance studios and other similar occupancies”.
- The minimum material for a sewer line has been upgraded from SDR 35 to SCH 40, which is a more durable material. SCH 40 is more resistant to crushing and the negative effects of the expansive soil common in San Antonio.
- A directional clean out at the property line to facilitate repairs and service by SAWS on the portion of the sewer lateral that SAWS is responsible for maintaining.

The Plumbing Appeals and Advisory Board has conducted numerous committee meetings and a public hearing on this matter and recommend approval of these amendments.

POLICY ANALYSIS

The adoption of these amendments is consistent with the council policy to safeguard public health, safety and welfare.

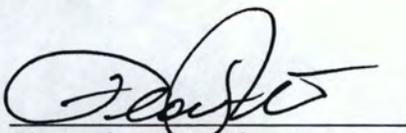
FICAL IMPACT

There is no anticipated financial impact. Enforcement of this ordinance will be accomplished with existing staffing.

COORDINATION

This Ordinance has been coordinated with the Plumbing Appeals and Advisory Board and the City Attorney's Office.

SIGNATURES



Florencio Peña, Director
Development Services Department

Christopher J. Brady
Assistant City Manager

Approved:

Terry M. Brechtel
City Manager

(Proposed) AMENDMENTS TO 2003 UNIFORM PLUMBING CODE

102.1 Administrative Authority is amended to read as follows:

The administrative authority shall be the authority duly appointed to enforce this code and will be referred to herein as the director of building inspections.

102.2.1 Duties and Powers of Administrative Authority is amended to read as follows:

The director of building inspections may appoint such assistants, deputies, inspectors or other employees as are necessary to carry out the function of the department and this code. The plumbing division shall be a part of the building inspections department. No employee connected with the plumbing division, except a member of the board established by this code shall be financially interested in the furnishing of labor, material, or appliances for construction, alteration or maintenance of plumbing installations in a building or in the making of plans or specifications thereof, unless such employee is the owner of such building. No such employee shall engage in any work, which is inconsistent with his duties or with the interest of the division.

102.3.1 is amended by adding the following:

Obtaining a permit in the name of a person authorized by law to do plumbing work, and thereafter permitting a person not licensed by law, or not employed by same person to do such work, is a violation of the state licensing law and such violations shall be reported to the Texas State Plumbing Examiners' Board with a recommendation that the permit holder's license be revoked or suspended.

102 is amended by adding 102.4 to read as follows:

102.4 Plumbing Appeals and Advisory Board

102.4.1 There is hereby appointed a plumbing appeals and advisory board. The Board shall consist of 11 members, the director of building inspections or his designated representative, a representative from the Metropolitan Health District, a representative from the San Antonio Water System and a representative from City Public Service, the latter 4 being ex-officio, non-voting members.

102.4.2 The appointive members shall be appointed by the city council for two-year terms. The appointive members will consist of one homebuilder, one architect, two master plumbers, one of whom shall represent the open shop segment of the industry and one of whom shall represent the union shop segment; two journeyman plumbers, one of whom shall represent the open shop segment and one of whom shall represent the union segment; one practicing professional mechanical engineer, one plumbing contractor and three laymen/consumers.

102.4.3 The members shall elect a chairman and vice-chairman from their own membership who shall serve a one-year term, but no person shall serve as chairman for more than two consecutive years, except with unanimous consent of the Board.

102.4.4 Common Sense. This Code shall be governed by the Doctrine of Common Sense. An installation or design that is found not to comply with the provisions of this code is not a violation of this code if the installation conforms to the intent of this code as determined by the Plumbing Appeals and Advisory Board. If such determination should be applicable to plumbing installations in general, the Building Official shall publish the determination and include it in the next adoption of local amendments.

102 is amended by adding 102.5 to read as follows:

102.5 Powers and Duties of the Plumbing Appeals and Advisory Board

102.5.1 The board shall have jurisdiction over all appeals from decisions of the director, which relate to plumbing installations and shall determine the intent and meaning of the provisions of this code. The board shall determine which materials and/or methods are equally good and desirable to those permitted by this code and permit the use of same in accordance with this code. The board shall have no power to otherwise modify or change this code. The determinations by the board shall be final and binding on all parties, and the director shall comply with and enforce the decisions of the board.

102.5.2 Whenever the board determines that any provision of this code is inadequate, incorrect or obsolete, it shall recommend a corrective amendment to the city council for adoption.

102 is amended by adding 102.6 to read as follows:

102.6 Meetings and Procedures

102.6.1 Regular meetings of the board shall be held on the second Wednesday of each month when necessary for the purpose of hearing appeals and rendering interpretations of the plumbing code and hearing applications of the proposed use of new materials and new methods of installation. The Board by 2/3rds majority vote of the members present, may change the day of the meeting.

102.6.2 Special meetings may be called by the Chairman as needed.

102.6.3 Six members shall constitute a quorum. A majority of members present and voting in the affirmative shall be required to pass a motion.

102 is amended by adding 102.7 to read as follows:

102.7 Appeals

Appeals shall be made in writing and shall be submitted no later than the first Wednesday of the month. Appellant may appear in person or be represented by another person or persons and may introduce evidence to support the appellant's claims. The appellant shall cause to be made

at the appellant's own expense any tests or research required by the board to substantiate his claims. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the city of San Antonio.

102 is amended by adding 102.8 to read as follows:

102.8 **Illegal Work**

Any person in the business of plumbing whose work does not conform to the rules and regulations as set forth in this code, or whose workmanship or materials are of inferior quality, shall, upon notice from the director, make necessary changes or corrections so as to conform to this code. If work has not been changed or corrected within 10 days, the director may then refuse to issue additional permits to such person until such work has fully complied with the rules and regulations of this code.

102 is amended by adding 102.9 to read as follows:

102.9 **License Required**

Before any person shall engage in the business of plumbing within the city, said person shall be qualified as set forth in this code and shall have a current master plumber's license obtained from the state board of plumbing examiners. The license shall be registered with the city by submitting the appropriate fee as set forth in the fee schedule adopted by the city of San Antonio. Where any plumbing work is being done, a master or journeyman plumber shall, at all times, be present on the job and in actual control and in charge of the work being done.

103.1 is amended by adding 103.1.4 to read as follows:

103.1.4 **Who may obtain permits:**

103.1.4.1 Any duly licensed master plumber. See Section 103.1.4.8 for bond and insurance requirements.

103.1.4.2 Any homeowner performing plumbing work on a homestead wherein he/she resides. The installation is to be made by the homeowner without the assistance of any person or persons.

103.1.4.3 Licensed irrigators for the installation of back flow devices for irrigation systems. Must have state irrigator's license.

103.1.4.4 Water softener companies that hold a Class III Texas Commission of Environmental Quality (TCEQ) license for the installation or change out of water softeners and associated equipment.

103.1.4.5 Licensed fire line contractors for back flow devices on fire lines.

103.1.4.6 Plumbing work done by anyone who is regularly employed or acting as a maintenance man or maintenance engineer, incidental to and in connection with the business in which he is employed or engaged, and who does not engage in the occupation of a plumber for the general public. See state licensing law for definition of maintenance person or maintenance engineer.

EXCEPTION 1: Any person who is employed by the railroad for plumbing work done upon the premises or equipment of the railroad and who does not engage in the occupation of a plumber for the general public.

EXCEPTION 2: Any person engaged by any public service company for plumbing work in connection with laying, maintenance and operation of its service mains or lines and the installation, alteration, adjustment, repair, removal or renovation of all types of appurtenances, equipment and appliances directly related to public service companies, properties and/or jurisdiction.

103.1.4.7 Gas work done by a certified LP gas installer Licensed under chapter 113, Natural Resources Code, as amended. (limited to underground service piping from the tank to the building or pool heater)

103.1.4 is amended by adding 103.1.4.8 to read as follows:

103.1.4.8 Bond and Insurance

Before any person shall engage in the business of plumbing within the city, such person shall deposit with the city a certificate of insurance by an insurance company authorized and admitted to do business in the state of Texas, certifying that the applicant is insured to the limit of at least \$100,000 public liability per occurrence, \$100,000 property damage liability insurance per occurrence and product/completed operations coverage, to be approved by the director and present a good and sufficient bond in the sum of \$5000 conditioned that the person engaged in the plumbing business will faithfully observe all the laws pertaining to plumbing and main laying. Or shall provide a certificate of insurance issued by an insurance company authorized and admitted to do business in the state of Texas for commercial general liability insurance and products/ completed operations coverage for the master plumber for claims for property damage or bodily injury, regardless of whether the claim arises from a negligence claim or on a contract claim, and shall be in a coverage amount of not less than \$300,000 for all claims arising in any one-year period. Further, any persons engaged in the business of plumbing shall indemnify and hold harmless the city from any and all damages, claims, liens or losses, including, but not limited to personal injury or death and property damage, arising from any acts or omission of any character whatsoever caused by such person, his agents or employees, engaged in the plumbing business.

103.4.1 is amended to read as follows:

The fee for each permit shall be set forth in the fee schedule as adopted by the city of San Antonio.

Table 1-1 is deleted and replaced by the fee schedule as adopted by the city of San Antonio.

103 is amended by adding 103.9, 103.10 and 103.11 to read as follows:

103.9 The latest edition of the Uniform Plumbing Code (UPC) as published by the International Association of Plumbing and Mechanical Officials (IAPMO) is the adopted code for the city of San Antonio and shall go into effect not less than 90 days or more than 180 days from the date

of its publication and shall require a vote in the affirmative by the members of the Plumbing Appeals and Advisory Board. The Board may extend the 180 day time limit for just cause.

103.10 The local amendments shall remain in effect as applicable until amended by the Board to conform to any procedural changes in the UPC.

103.11 To better serve and protect the health and safety of the citizens of San Antonio, all plumbing and gas related sections of the International Residential Code (IRC) are hereby amended. The current adopted plumbing code for the city of San Antonio, being equal to or more restrictive than the IRC, shall govern the installation of plumbing and shall replace these amended sections.

311 is amended by adding 311.9 to read as follows:

311.9 No electric lines are to be installed in the same ditch with plumbing, gas, sewer or water piping unless a separation of 36" is maintained.

313.2 is amended by deleting the second sentence starting with the words "No piping...and ending with the word...masonry", and adding the following:

Any plastic material used to protect copper piping from contact with other metallic material shall be a minimum of 6 mil. Tarpaper or Felt paper shall also be acceptable for this purpose.

313.6 is amended by adding the following:

For the purpose of this section, a ventilated attic is considered subject to freezing. Piping under 4 inches nominal of insulation is considered protected from freezing.

313 is amended by adding 313.13 to read as follows:

313.13 When accessible openings are required by this code, they shall be a minimum of 12" x 12" in dimension unless otherwise approved by the administrative authority.

314.3 is amended to read as follows:

Piping in the ground shall be laid on a firm bed for its entire length. Where support is otherwise provided, it shall comply with Table 3-2 and not exceed 24" above ground (Two steel rods crisscrossed and tied to pipe with tie wire and spaced per Table 3-2 will be required on horizontal piping raised above ground.)

316.1.6 is amended by deleting the exception.

402.0 Water Conservation is amended by adding 402.7 to read as follows:

402.7 The maximum discharge flow rates for plumbing fixture fittings shall be in accordance with applicable standards referenced in Chapter 3 and listed in Table 14-1, but in no case shall they exceed the maximum requirements of the Texas Commission of Environmental Quality (TCEQ), Chapter 372, titled "Environmental Performance Standards for Plumbing Fixtures."

- 412.2 is hereby deleted.
- Table 4-1 is amended by adding the following tables found at the end of these amendments; 4-1A, 4-1B, 4-1C, 4-1D and 4-1E.
- 505.1 is amended to read as follows:
Gas fired water heater installations in bedrooms and bathrooms shall be of the direct vent type. Electric water heaters shall be approved in both of these locations.
- 505.1 is amended by adding 505.1.1 to read as follows:
- 505.1.1 Only electric water heaters may be installed under a stairway or landing.
- 508.27 is amended by adding the following:
Water heaters installed in exterior locations that are not designed for exterior locations shall be protected by an enclosure and shall be installed in accordance with Section 505, 507 and 510.
- 510.6.2.1 is amended by adding 510.6.2.1.1 to read as follows:
- 510.6.2.1.1 Vent Termination.
No vent system shall terminate less than four (4) feet below or Four (4) feet horizontally from, nor less than one (1) foot above any door, openable window, or gravity air inlet into any building.
- 513.0 Access and Working Space
Every water heater installation shall be accessible for inspection, repair, or replacement. The appliance space shall be provided with an opening or doorway of sufficient size to remove the water heater. In no case shall such opening or doorway be less than twenty-four (24) inches (610 mm) in width. Such access shall be continuous and shall be one or any combination of the following means:
- 513.1 By an opening or door, and passageway not less than two (2) feet (610 mm) in width and large enough to permit removal of the water heater, but not less than thirty (30) inches (762 mm) in height. Stairways and ramps leading to or part of such passageways shall comply with the Building Code.
- 513.2 Every attic, roof, mezzanine, or platform more than (8) feet (2438 mm) above the ground or floor level shall be made accessible by a stairway or ladder permanently fastened to the building. Such a ladder or stairway shall not be more than eighteen (18) feet (5486 mm) in length between landings and not less than fourteen (14) inches (355 mm) in width. Such a ladder shall have rungs spaced not more than (14) inches (355 mm) center to center and not less than six (6) inches (152.4 mm) from the face of the wall. Each stile is to extend thirty (30) inches (762 mm) above the surface to be reached, or as high as possible, if height is limited. Permanent ladders for water heater access need not be provided at parapets or walls less than thirty (30) inches (762 mm) in height.

Exception: A portable ladder may be used for access for water heaters in attics on the single-story portion of a Group U, Division 1 or R Occupancy.

513.2 is amended by adding an exception to read as follows:

EXCEPTION: Water heaters of 12 gallons or less installed above suspended ceiling 9 feet in height or less do not require a permanent ladder.

513.3 By a trap door or opening and passageway not less than thirty (30) inches (762 mm) by thirty (30) inches (762 mm), but in no case smaller than the water heater. The passageway shall be continuous from the trap door or opening to the water heater. The trap door or opening shall be located not more than twenty (20) feet (508 mm) from the water heater.

513.4 Every passageway to an attic water heater shall have an unobstructed solid continuous flooring not less than twenty-four (24) inches (610 mm) wide from the trap door or opening to the water heater. If the trap door or opening is more than eight (8) feet (2438 mm) above the floor, a stairway or ladder permanently fastened to the building shall be provided. Such stairway or ladder shall lead directly to the edge of the trap door or opening and shall comply with the provisions of this section.

Exception: A portable ladder may be used for access for water heaters in attics on the single-story portion of a Group U, Division 1 or R Occupancy.

513.5 By an unobstructed catwalk not less than twenty-four (24) inches (610 mm) wide. Access to the catwalk shall be by ladder or stairs complying with the provisions of this section.

Attic and underfloor water heater locations shall be provided with an electric outlet and lighting fixture at or near the water heater. The lighting fixture shall be controlled by a switch located adjacent to the opening or trap door.

An unobstructed solidly floored working space not less than thirty (30) inches (762 mm) in depth and width shall be provided immediately in front of the firebox access opening. A door opening into such space shall not be considered as an obstruction.

601.2 is amended to read as follows:

In all buildings **and on all properties**.....the rest to read as written.

603.3.4 is amended by adding the following:

All backflow assemblies and devices shall be installed in accordance with the installation standards provided by the Authority Having Jurisdiction.

603.4.6.1 is amended by adding another type to read as follows:

4. Double check valve assembly.

603.4.13 is Deleted and is amended to read as follows:

Water supply to carbonators shall be protected by either a double check valve assembly or an rp device.

603.4.18.1 is amended to read as follows:

Except as provided under sections 603.4.18.2 and 603.4.18.3, potable water supplies to fire protection systems that are normally under pressure, including but not limited to standpipes and automatic sprinkler systems shall be protected from back-pressure and back-siphonage by one of the following testable devices:

1. Double check valve assembly
2. Double check detector assembly
3. Reduced pressure backflow prevented
4. Reduced pressure detector assembly

604.1 is amended by adding the following:

Asbestos cement piping is prohibited for use on potable water lines. The use of CPVC below slab on fill, shall be free of any joints.

604.2 is amended by deleting the exception

605.5 is amended by adding the following:

All water closets and icemakers shall have a shutoff or control valve at the fixture.

701.1.3 is amended to read as follows:

No vitrified clay pipe or fittings shall be used above ground, under slab or buildings, or where pressurized by a pump or ejector. They shall be kept at least 12" below ground.

701.2 is amended by adding 701.2.4 to read as follows:

701.2.4 Any hubless-type pipe joint made underground or under a slab shall be made with a wide-bodied shielded coupling.

707.4 is amended by changing Exception 1 to read as follows:

EXCEPTION 1: Cleanouts may be omitted on a horizontal drain lines less than 5 feet in length unless the line is serving washing machines, kitchen sinks or urinals.

707 is amended by adding 707.15 to read as follows:

707.15 All washing machines and kitchen sinks shall have an accessible cleanout.

712.2 is amended to read as follows:

'42 inches head of water' instead of '10 feet head of water'

- 712 is amended by adding 712.2.1 to read as follows:
- 712.2.1 The first floor DWV system shall be retested at the top out stage to assure there are no broken drain pipes below slab. The system shall be tested to the overflow level of the tub when installed, or the next reasonable point on the system as predetermined by the Plumbing Inspector.
- 715.1 is amended to read as follows:
- The building sewer, beginning two feet from any building or structure shall be a minimum of SCH 40 PVC for 4 inch and smaller and SDR 35 PVC for 6 inch and larger.
- 717 is amended by changing the last sentence to read as follows:
- No building sewer within private property shall be smaller than 3 inch.
- 718 is amended by adding the 718.4 to read as follows:
- 718.4 Sewers over Edwards Recharge Zone shall be installed in accordance with any applicable TCEQ requirements and in accordance with the requirements as provided in the SAWS Utility Service Regulations.
- 719 is amended by adding 719.1.1 & 719.7 to read as follows:
- 719.1.1 A directional cleanout shall be installed on the sewer line at the property line or just inside of it. This clean out is in addition to the two way cleanout that is already required at the house.
- 719.7 Cleanouts located in traffic-bearing areas shall be installed with a vehicle traffic-bearing box. The box shall be set in concrete slab, extending at least 12 inches from the perimeter of the cleanout. The slab shall be no less than 6 inches thick. The concrete shall be no less than 2,500 psi.
- 723 is hereby deleted
- 807.4 is amended by adding 807.4.1
- In lieu of the air gap fitting, a dishwasher loop may be used. It must be securely fastened as high as possible under the counter top.
- 905.3 is amended by adding this last sentence to read as follows:
- All horizontal vents installed below the flood level rim of the fixture they serve shall have a cleanout installed on the riser in an accessible location.
- EXCEPTION: A vent that continues, uninterrupted through the roof and is accessible from the roof to rod out, would be acceptable.

910.1 is amended to read as follows:

Combination waste & vent systems shall be permitted for floor drains, floor sinks, hub drains and other similar clear water waste fixtures. There shall be a minimum of two vents on the system. One shall be at the beginning of the system and one shall be immediately before the uppermost fixture on the system.

1007 is amended by adding the following exception:

Exception. A trap seal protector equivalent to a "TRAP GUARD" in conjunction with a deep seal trap, shall be considered as meeting the trap seal protection requirement.

1009 is amended by adding 1009.3.1 and 1009.3.2 to read as follows:

1009.3.1 All interceptors (clarifiers) shall be equipped with a 90 degree inverted elbow or equivalent, used inside the interceptor on the effluent side of the interceptor (clarified). Relief vents for interceptors shall terminate to the atmosphere independent from any other vent.

1009.3.2 The above are minimum specifications for interceptors and separators. An engineer may be retained to design an interceptor or separator. The design and structural integrity shall conform or exceed the standards outlined above. A professional engineer may design for specific operational requirements, however, the plans must be submitted with a professional engineer's seal for approval.

1011.0 is amended by adding 1011.2 to read as follows:

1011.2 Automatic car washes (w/high pressure sprays and/or brushes) shall install a 50 GPM interceptor, minimum, for a 4-bay vehicle wash. The size of the interceptor shall increase 10 GPM for each additional wash bay over 4. Single bay or portable washer type vehicle washes shall install a 20 GPM interceptor, minimum. The sizing criteria for automatic car washes shall be based on the above mentioned GPM x 12-minute retention time.

1012 is amended by adding 1012.2 and 1012.3 to read as follows:

1012.2 Public and private washaterias and commercial laundries shall install a lint trap equipped with a conveniently located and easily removable wire basket, or other similar device, that will prevent strings, rags, buttons, or other prohibited material from entering the sanitary sewer system. The basket or other similar device shall prevent passage to the sanitary sewer system of solids greater than 1/2 inch in diameter. The lint trap size shall be based on the total GPM of all fixtures, appliances and appurtenances draining to it.

1012.3 In lieu of a lint trap, a lint interceptor may be installed. A professional engineer may design for specific operational requirements, however, the plans must be submitted with a professional engineer's seal for approval. The design shall be based on a 12 minute retention time.

- 1014 is amended by adding 1014.9 to read as follows:
- 1014.9 Waste in excess of one hundred and forty (140) degrees Fahrenheit shall not discharge into a grease trap.
- 1015 is amended by adding 1015.2 to read as follows:
- 1015.2 All commercial food waste disposal units and dishwashers shall be connected to and discharge directly into grease interceptors.
- 1016 is amended by adding 1016.4 to read as follows:
- 1016.1.2.1 Sand interceptors shall be installed in the drainage systems of the following establishments: garages, car washes, service stations, or any place of business where heavy solids or solids greater than ½ inch may be introduced into the sanitary sewer system. The sizing criteria for a sand interceptor shall be based on the required GPM x 12-minute retention times to obtain the tank size in gallon capacity.
- Chapter 10 is amended by adding 1018 to read as follows:
- 1018 Silver recovery units shall be installed in waste line(s) leading from x-ray processing, photographic processing, and/or any procedures in establishments such as medical labs, photo finishers, printers, graphic arts production facilities, hospital, veterinary hospitals, or other establishments where silver may be introduced into the sanitary sewer system.
- 1204.3.1 is amended by adding the following sentence:
The piping shall be tested by closing all openings and subjecting the pipes to an air pressure that will support a column of mercury 15" in height for at least 15 minutes, or a 10 psi air test using a dial gauge as described in Section 319 with a Grade A1 or better quality.
- 1204.3.2 is deleted and is amended to read as follows:

Final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed and after all fixtures, appliances and shut-off valves have been attached thereto. This inspection shall include a column of mercury 6" in height for at least 15 minutes, or of a 5 psi air test using a dial gauge as described in section 319 with a Grade A1 or better quality.
- 1209.5.3.4.1 Steel piping will be required for the meter loop and into the wall and up thru the top plate with a 90° steel pipe fitting in the attic for the transition.
- 1209.5.3.4.2 The approved gas regulator for the system shall be installed in a ventilated attic unless the vent is piped to the exterior of the building.

1209.5.3.4.3 When CSST tubing passes behind stucco, plaster or areas where staples are used, it shall be protected by a continuous sleeve or AGA approved shield that is twice the diameter of the CSST tubing being protected.

1209.7.5(A) is amended by deleting the exception.

1211.1.7(A) is amended by deleting exceptions 1 & 2

1211.1.2(A) is amended by adding the following:

When a plastic detectable tape with a metal core is used, it shall be buried in the trench 12" above the pipe or 6" below finished grade and shall be secured to the risers at each end of the line. The plastic tape shall be yellow in color and shall be imprinted with the following: "Caution: Gas Line Buried Below"

1212.1 is amended by adding (8) to read as follows:

(8) Gas flex connectors for appliances or equipment installed in exterior locations shall be approved for that use and shall be protected from vandalism and damage.

All of the Appendix chapters are adopted

Appendix E The title is amended to read as follows and to be applicable to all sections of Appendix E:

Manufactured/Mobile Home Parks, Subdivision or Site and Recreational Vehicle Parks.

E 6 is amended by adding E 6.2 to read as follows:

E 6.2 Manufactured / Mobile Home park, subdivision or site shall meet the following requirements for the drainage / sewer system on site.
The sewer main shall be 6 inch minimum, with 4 inch minimum laterals to the M/H pad and a 4 inch p-trap. There shall be one 3 inch vent for each 10 traps starting at the upper most point on the system. The vent shall connect to the drain system at the top portion of the drain pipe and terminate a minimum of 10 ft. above finish grade. The horizontal run shall be kept as short as reasonably possible.

H103.1 is amended by adding the following sentence:

A minimum of 12 minutes retention time is required.

H103.2 is deleted and is amended to read as follows:

There shall be an adequate number of manholes to provide access for cleaning all areas of an interceptor, one manhole per trap compartment. Manhole covers shall be gas tight in construction having a minimum opening dimension of 20".

H105.8.1 is amended by adding (5) to read as follows:

H105.8.1 (5) All interceptors shall have the liquid volume of the interceptor (in gallons) permanently affixed to the device.

H107 is amended to read as follows:

An effluent sampling well on all interceptors shall be required. The sample well shall have a riser a minimum of 6" in diameter and shall be installed after the confluence of all waste streams from the facility and prior to discharging into the sanitary sewer collection system. The well shall be perpendicular to the effluent lateral to allow visual observation of the flow stream and provide for sampling of wastewater.

Table H-1 is amended by adding the following extra steps for jails, prison, nursing homes, schools or similar buildings:

- 5) Divide by 8 and then multiply by number of meal times.
- 6) The size of grease interceptors larger than 750 gallon capacity may be determined by a Professional Engineer utilizing rational design methodology based on flow volume, retention time of not less than 12 minutes and cleaning cycles.

Appendix L is amended by deleting all of section L3, all of section L6.1 and L6.3.

MINIMUM PLUMBING FACILITIES

**Table 4-1A
Retail/ Wholesale**

	WATER CLOSETS		URINALS	LAVATORIES	
	Males	Females	Males	Males	Females
2000 Sq. Ft. Or Less	1- W C		0	1- LAV.	
2001 Sq. Ft. And Over	1 : 1-43	1 : 1-43		1 : 1-200	
	1 : 1-100	2 : 44-100	1 : 44-100	2 : 201-400	
EXAMPLES: Shoe Stores Hardware Clothes Stores Auto Parts Art Galleries Grocery Stores Drug Stores Sports Hair Salons Furniture Stores	For occupant loads over 200 refer to the current U.P.C. Table 4-1 (Office and Public Buildings)				
	To figure occupant load 115 sq. ft. per person is the multiplier.				

**Table 4-1B
Restaurants (No Alcohol)**

Water Closets		Urinals	Lavatories	
Male	Female	Male	Male	Female
1 : 6-25	1 : 6-25	-- 0 --	-- 1 --	1
1 : 26-50	2 : 26-50	-- 1 --	-- 1 --	1

For occupancy load over 100, refer to current U.P.C. Chapter four Table 4-1

**Table 4-1C
Game Rooms and Similar Occupancies**

1. Must have mens and womens restrooms				
2. No alcohol or concession stand				
Water Closets		Urinals	Lavatories	
Males	Females		Males	Females
1 : 1--50	1 : 1--50	0	1	1
1 : 51--100	2 : 51--100	1	1	1
1 : 101-150	3 : 101-150	2	1	1

**Table 4-1D
Gymnastic Centers**

Occupant load based on 100 sq. ft. per person at total building sq. ft.

Water Closets		Urinals	Lavatories
Male	Female	Male	Male & Female
1: 1-50	2: 1-50	1: 1-100	1 each
2: 51-100	3: 51-100		
2: 101-150	4: 101-150	2: 101-150	2 each

**Table 4-1E
Dance Studios**

Occupant load based on 100 sq. ft. per person at total building sq. ft. with a 95/5 split.

Water Closets		Lavatories
Male	Female	Male & Female
1: 1-50	2: 1-50	1 each
	3: 51-100	
	4: 101-150	

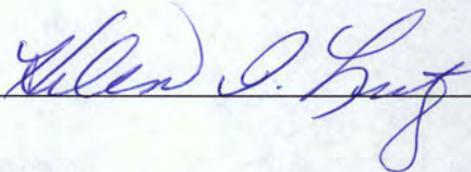
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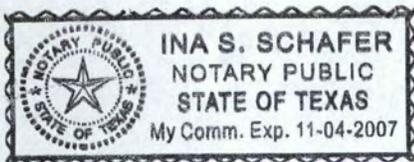
COUNTY OF BEXAR

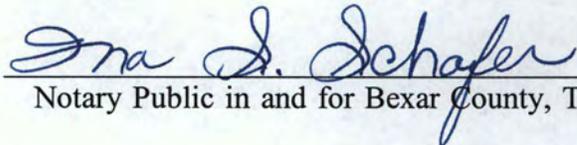
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared Helen I. Lutz, who being by me duly sworn, says on oath that she is Publisher of the Commercial Recorder, a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the City of San Antonio-City Clerk-Ordinance 99484 hereto attached has been published in every issue of said newspaper on the following day, to-wit: August 2, 2004.



Sworn to and subscribed before me this 2nd day of August, 2004.





Notary Public in and for Bexar County, Texas

