

EXHIBIT "A"

**City of Mansfield
Amendments to the
2006 International Mechanical Code
North Central Texas Council of Governments Region**

Section 101.1; change to read as follows:

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

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 part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

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

Section 106.5.2; change to read as follows:

106.5.2 Fee schedule. Fees for mechanical work shall be in accordance with the City of Mansfield mechanical permit fee schedule.

Section 106.5.3; change #2 and #3 to read as follows:

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

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percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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

(Reason: The need to establish an amount for fee refunds.)

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Add Section 106.5.4 to read as follows:

106.5.4 Reinspection fees. A reinspection fee may be assessed for each inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed at the inspector's discretion when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, repeated violations, or for deviating from plans requiring the approval of the building official.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. Reinspection fees shall be in accordance with the City of Mansfield plumbing permit fee schedule.

(Reason: To clarify the need for and use of reinspection fees. Consistent with amendment to IBC 108.7.)

Section 108.4; change to read as follows:

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than two thousand dollars (\$2,000), ~~or by imprisonment not exceeding [number of days], or both such fine and imprisonment.~~ Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 108.5; change to read as follows:

108.5 Stop work orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine as specified in Section 108.4.

Section 304.6; delete

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

Section 304.9; change to read as follows:

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

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

Section 306.3; change to read as follows:

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

1. A permanent stair.
2. A pull down stair.
3. An access door from an upper floor level.
4. An 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 unobstructed and not less than 6 feet (1829 mm) high and 22 inches wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

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

Section 306.5; change to read as follows:

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

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

Section 306.5.1; change to read as follows:

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

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

Add Section 306.6 to read as follows:

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

Exception: A maximum 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 feet (10') (3048 mm) above the ground or floor level and may be reached with a portable ladder.

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

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

Section 307.2.2; change to read as follows:

307.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC, or schedule 80 PVC pipe or tubing when exposed to ultra violet light. All components shall be selected for the pressure, ~~and~~ temperature and exposure rating of the installation. Condensate waste and drain line size shall not be less than ¾ - inch (19mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for drainage, the pipe or tubing shall be sized in accordance with an approved method. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.

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

Section 307.2.3; amend # 2 to read as follows:

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

(Reason: Greater specificity in prohibited locations for condensate discharge. Consistent with regional amendment to IPC 314.2.3 (2).)

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

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

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

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

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

(Reason: Consistent with local common practice.)

Section 501.2; add an exception to read as follows:

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

Exceptions:

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

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

Section 504.6; add a sentence to read as follows:

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

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

Section 504.6.1; change to read as follows:

504.6.1 Maximum length. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (25') (7620 mm) from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced 2 ½ feet (762 mm) for each 45-degree (0.79 rad) bend and 5 feet (1524 mm) for each 90-degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.

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

Warning: Dryer must be approved for vent length not to exceed 40 feet total developed length (TDL.)

Duct Size: (Number)

Total Developed Length: (Number)

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

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Section 607.5.1; change to read as follows:

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

(Reason: Correspond with unamended IBC 710.7)

END

***NOTE:** Underlining indicates new words and phrases to be added to the 2006 International Mechanical Code. ~~Strikeouts~~ indicate existing words and phrases to be deleted.