FARMERS BRANCH

ORDINANCE NO. 3267

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 22 TITLED "BUILDINGS AND BUILDING REGULATIONS" BY AMENDING ARTICLE III.5 TITLED "RESIDENTIAL CODE" TO ADOPT THE PROVISIONS OF THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AND APPENDICES G TITLED "SWIMMING POOLS, SPAS AND HOT TUBS" AND P TITLED "SIZING OF WATER PIPING SYSTEM"; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Farmers Branch has been involved throughout the development process of the International Codes through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2012 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Farmers Branch has adopted since the 1970s; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2012 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Farmers Branch has determined that it is in the best interest of the citizens of the City of Farmers Branch to adopt the *2012* editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. Chapter 22 titled "Buildings and Building Regulations" of the Code of Ordinances of the City of Farmers Branch, Texas, is amended by amending Article III.5 titled "Residential Code" by adopting the provisions of the 2012 Edition of the International Residential Code with amendments and Appendices G and P, to read as follows:

"CHAPTER 22. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE III.5. RESIDENTIAL CODE

Sec. 22-100. Adoption of International Residential Conservation Code; purpose.

There is hereby adopted by the City of Farmers Branch, Texas for the purpose of establishing rules and regulations for the design, quality of materials, erection, construction, installation, alteration, repair, location, relocation, replacement, conversion, addition to, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all building or structures, the 2012 International Residential Code, published by the International Code Council, with the exception of such sections thereof as are hereafter deleted, modified or amended by this Ordinance, and the same are hereby adopted and incorporated herein, the same as if entirely set out at length herein, and from the date of which this Ordinance shall take effect, the provisions hereof shall be controlling within the corporate limits of the City of Farmers Branch, Texas. This code shall be known as the "Residential Code" or the "Farmers Branch Residential Building Code".

Sec. 22-101. Amendments to International Residential Code.

The residential code adopted in section 22-100 is amended as follows:

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

R105.1.1 Foundation repair. Any owner, authorized agent, company or person who intends to repair a foundation shall first obtain the required permit.

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

1. Sidewalks and driveways not more than 12 inches above adjacent grade and not over 100 square feet in area.

2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

4. Swings and other playground equipment accessory to a one-or two-family dwelling.

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

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 90 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

All permits for the construction of residential buildings shall expire 365 days after the date of issuance. Prior to expiration of the permit for work on residential property, the permittee shall complete all of the work authorized by said permit; or restore the structure and property to its original condition; or the building official may authorize partial completion of the permitted work that will meet with the intent of this section and minimize the negative impact to adjoining properties. The building official may grant, in writing one or more extensions of time for periods not more than 30 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R105.5.1 Fences and accessory buildings. Every permit issued by the building official under the provisions of this code for the construction of fences and/or accessory buildings, including underground structures, shall expire and become null and void 90 days after the date of issuance.

Changes, alterations or adjustments in the permit after it has been issued shall not extend the original date established upon issuance for the permit. Work shall not continue on fences and/or accessory buildings for which the building permit has expired and has become null and void. A new permit may be requested from the building official by filing an application as required by this code. Prior to issuing a new permit an investigation fee equal to the amount of the permit fee as established in the Fee Schedule of the City of Farmers Branch and shall be in addition to the building permit fee.

Every subsequent building permit issued after the original building permit has expired shall expire and become null and void after the number of days of issuance as follows:

2nd permit	45 days

3rd and all following permits 30 days

The building official may place any additional conditions as necessary upon the permit and authorized construction work to protect and help minimize the negative impact of long term construction activity on adjacent properties and on the City infrastructure.

Portions of fences and/or accessory buildings in residential areas not completed and for which a permit has expired shall be removed and the area immediately restored to its original condition. The site and structure must also be secured and material and trash removed.

R105.5.2 Completion of exterior. All work relating to the exterior of a structure shall be completed within 180 days of the date the permit was issued. This includes, but is not limited to, all exterior facade material, painting, windows, final grading and landscaping. The building official may grant, in writing one or more extensions of time for periods not more than 30 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R106.1.1 Foundation repair. Construction documents submitted for a foundation repair shall be prepared by a professional engineer licensed by the State of Texas who shall affix the appropriate seal on the drawings.

1. Inspection of a permitted foundation repair shall be made by the designing professional engineer and the designing professional engineer shall supply the City with a report that states that the inspections were performed and that the installation is in full compliance with the construction documents.

2. Upon completion of the foundation repair, a test on the plumbing system shall be performed. The water supply system shall be tested in accordance with Section P2503.6, and the DWV system shall be tested in accordance with Section P2503.5.1 with the provision that the water test need not exceed height of the finished floor elevation of the first floor.

3. A final inspection of a permitted foundation repair shall be performed to insure all required documentation was submitted, all inspections were performed, and that the disturbed areas were repaired.

R110.2 Change in ownership, tenancy or use. Upon change of ownership or tenancy in a building or structure used as a dwelling unit, the owner shall request a Certificate of Occupancy from the building official. Prior to allowing occupancy of the building the building official shall inspect the building for compliance with the requirements of this code, the Property Maintenance Code, the Minimum Housing Code, and the Comprehensive Zoning Ordinance. If deficiencies are found the building official may prohibit occupancy of the structure and shall direct the owner to take such action as is necessary to bring the premises into compliance with the above codes and ordinances. Changes in the character or use of an existing structure shall not be made except as specified in §3405 and §3406 of the International Building Code.

R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system, until inspected for compliance with all applicable City codes and ordinances and approved by the building official. Failure of any utility company to comply with these provisions shall be a separate violation of the code.

R111.2 Temporary connection. The building official shall have the authority to authorize and approve the temporary connection of the building or system to the utility source of energy, fuel or power.

R111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this or any other code or ordinance of the City and standards set forth in §RR102.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by §R111.1 or §R111.2. The building official shall notify the serving utility and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action if not notified prior to disconnection. The owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter. In addition the building official shall have the authority to authorize disconnection of utility service to a building, structure or system following notification of the violation to the owner and/or occupant of the building or structure and the violation is not corrected within the allotted time frame.

R112.5 Appointment. The members of the City of Farmers Branch Zoning Board of Adjustment shall act as the board of appeals and be known as the City of Farmers Branch Building Code Board of Appeals. The building official shall be an ex-officio member of the board and shall act as secretary to said board but shall have no vote on any matter before the board.

R202 TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

NATURALLY DURABLE WOOD. The heartwood of the following species with the exception that an occasional piece with corner sapwood is permitted if 90 percent or more of the width of each side on which it occurs is heartwood.

Decay resistant. Redwood, cedars, black locust and black walnut.
Termite resistant. Redwood and Eastern red cedar.

R301.2(Table 1)

Roof Snow Load	5 lb/ft^2
Wind Speed	90 (3-sec-gust)/75 fastest mile
Seismic Design Category	A
Weathering	Moderate
Frost Line Depth	6 Inches

Termite	Very Heavy
Decay	Slight to moderate
Winter Design Temp	22^0 F
Flood Hazard	Local Code
Air Freezing Index	150
Mean Annual Temp.	64.9^0 F

302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by a common 4 hour masonry fire resistant rated wall assembly or a 1 hour fire resistant rated wall assembly when the structure is equipped with a NFPA 13 D or multipurpose fire sprinkler system . The fire resistant wall assembly shall be listed in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such wall does not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend continuously from the foundation to the underside of the roof sheathing, deck or slab. The fire resistance rating shall extend the full length of the wall assembly, including all extensions through and separating attached enclosed accessory structures and be tight against exterior walls.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m^2), one-half (1/2) of which must be openable.

EXCEPTION: The glazed areas shall not be required where artificial light and a mechanical ventilation system, complying with one of the following, are provided:

1. The minimum ventilation rates shall be 50 cfm (23.6 L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
2. Bathrooms that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical recirculation fan or similar device designed to remove odors from the air.

R311.7.2.1 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch (15.8 mm) gypsum board or one-hour fire-resistive construction.

R314.3.1 Alterations, repairs, additions and certificate of occupancy. When alterations, repairs, or additions requiring a permit occur; or when one or more sleeping rooms are added or created; or a Certificate of Occupancy is issued for an existing dwelling unit, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. {balance unchanged}

R314.6 Replacement of Smoke Alarms. Unless otherwise recommended by the manufacturer, single and multiple station smoke alarms shall be replaced when they fail to respond to operability tests. Smoke alarms shall not be allowed to stay in service longer than 10 years from the date of manufacture.

R703.1 General. Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section 703.8. Exterior walls shall have the minimum exterior finishes as follows:

1. On existing structures, the exterior material on repairs, remodels and additions and accessory structures over 120 square feet in area shall be consistent and architecturally compatible in scale, materials and character with the exterior finishes on the main building. Plans and specifications submitted shall reflect both existing and proposed exterior finish material.
2. On new structures, a minimum of 75% masonry shall be required on all elevations of the first floor. A minimum of 50% masonry shall be required on the total elevations above the first floor. For this section masonry shall be defined as construction composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the building official. Stucco and plaster shall only be considered as meeting the masonry requirement when applied using a 3 step process over diamond metal lath mesh to a 7/8 inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability and fire resistive specifications. All masonry materials except for stucco shall be a minimum of 3 inches in thickness.
3. Fabric or membrane covered structures shall not be permitted on structures over 120 square feet in area.

R703.7.4.1 Size and spacing. Veneer ties, if strand wire, shall not be less in thickness than No. 9 U.S. gage wire and shall have a hood embedded in the mortar joint, or if sheet metal, shall be not less than No. 22 U.S. gage by 7/8 inch (22.3 mm) corrugated. Each tie shall be spaced not more than 24 inches (610 mm) on center horizontally and shall support not more than 3-1/4 square feet(0.302 m^2) of wall area.

For 3 ¼ square feet (0.302 m^2) of wall area, the following dimension shall be adhered to:

1. When ties are placed on studs 16" o.c. they shall be spaced no further apart than 24" vertically starting approximately 12" from the foundation.
2. When ties are placed on studs 24" o.c. they shall be spaced no further apart than 16" vertically starting approximately 8" from the foundation.

R902.3 Roof covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B or C roofing shall be installed on all structures. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

EXCEPTIONS:

1. Class A roof assemblies include those with covering of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on non-combustible decks.
3. Class A roof assemblies include 16 oz/ft^2 copper sheets installed over combustible decks.
4. Non-classified roof coverings shall be permitted on one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet. This includes fabric covered accessory structures that do not exceed 120 square feet.

M1305.1.3 Appliances in attics. Attics containing *appliances* requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 22 inches wide and not more than 20 feet in long measures along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches and large enough to allow removal of the largest *appliance*. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for *access* to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An *access* door from an upper floor level.
4. *Access* Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

EXCEPTIONS:

1. The passageway and level service space are not required where the *appliance* can be serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet high and 22 inches wide for its entire length, the passageway shall not be more than 50 feet long.

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan out-let to a sanitary sewer through a trap, by means of a direct or indirect drain. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley or other areas where it would cause a nuisance.

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather stripped in accordance with the exterior door area leakage requirement of the International Energy

Conservation Code and equipped with an approved self-closing device. Direct-vent water heaters are not required to be installed within an enclosure.

G 2408.3 Private Garages. Delete this section.

G2415.2.1 Identification. Both ends of each section of medium pressure corrugated stainless steel tubing (CSST) shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag. "WARNING ½ to 5 psi gas pressure. Do Not Remove."

G2415.2.2 Sizing. Corrugated stainless steel tubing (CSST) shall be a minimum of ½ inch.

G2415.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) below grade, except as provided for in G2415.12.1.

G1215.12.1 Individual outside appliances. Individual lines to outside lights, grill or other appliances shall be installed a minimum of 8 inches below finished grade, provided that such installation is approved and is installed in locations not susceptible to physical damage.

G2417.1 (406.1) General. Prior to acceptance and initial operation, all piping installations shall be inspected and pressure tested to determine that the materials, design, fabrication, and installation practices comply with the requirements of this code. The permit holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the building official when the piping system is ready for testing. The equipment, material, power and labor necessary for the inspections and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Gauges used to measure test pressures shall have a range such as the highest end of the scale is not greater than five times the test pressure.

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 3 psig (20 kPa gauge), or at the discretion of the *Building Official*, the *piping* and *valves* may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the *piping* greater than 50 percent of the specified minimum yield strength of the *pipe*. For tests requiring a pressure of 3 psig, mechanical gauges used to measure test pressures shall utilize a dial with a minimum diaphragm diameter of three and one half inches (3 ½"), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig.

For tests requiring a pressure of 10 psig, mechanical diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½"), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi have a range such that the highest end of the scale is not greater than five times the test pressure.

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

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

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

G2422.1.2.3 Prohibited locations and penetrations. Connectors shall not be concealed within or extend through, walls, floors, partitions, ceiling or appliance housings.

EXCEPTIONS:

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

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

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

P3005.2.6 Upper terminal. Each horizontal drain in excess of 5 feet in length or serving sinks or urinals shall be provided with a cleanout at its upper terminal.

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

P3111.1 Type of fixtures. A combination waste and vent system shall not serve fixtures other than floor drains, standpipes and indirect waste receptors. Combination drain and vent systems shall not receive the discharge of a food waste grinder.

Delete Part VIII – Electrical Chapters 33-42.

Secs. 22-102 – 22.120 Reserved."

SECTION 2. That all provisions of the Ordinances of the City of Farmers Branch, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 5. That any person violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmers Branch as heretofore amended and, upon conviction, shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00).

SECTION 6. This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 3rd DAY OF MARCH, 2014.

ATTEST:

Angela Kelly, City Secretary

APPROVED:

William P. Glancy, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(2-12-14/64736)