

**Recommended Amendments to the
2021 International Plumbing Code**
City of Denton, Texas

The following sections, paragraphs, and sentences of the *2021 International Plumbing Code* (IPC) are hereby amended as follows: Standard type is text from the IMC. Underlined type is text inserted. ~~Line through type is deleted text from the IPC.~~ A double asterisk at the beginning of a section identifies an amendment carried over from previous edition of the code and a triple asterisk identifies a new or revised amendment of the 2021 edition of the code.

****Section 101.1 Title.**

101.1. Title. These provisions shall be known as the Plumbing Code of the ~~[NAME OF JURISDICTION]~~ City of Denton, and shall be cited as such and will be referred to herein as “this code.”

(Reason: Standard insertion point: [insert] to assist with local adoption.)

****Section 103.1 Creation of agency.**

103.1 Creation of agency. The ~~[INSERT NAME OF DEPARTMENT]~~ Building Safety Department is hereby created and the executive official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

(Reason: Standard insertion point: [insert] to assist with local adoption.)

****Section 106.5.3 Expiration.**

106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. ~~Before such work can be recommenced, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded 1 year.~~

(Reason: Addressed in Municipal Fee Schedule.)

****Section 106.5.4 Extensions.**

106.5.4 Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. A permit shall not be extended more than once. ~~The fee for an extension shall be one-half the amount required for a new permit for such work.~~

(Reason: Addressed in Municipal Fee Schedule.)

****Section 108.2 Required inspections and testing.**

108.2 Add to end of section:

Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. After backfill or foundation is poured, at time of plumbing rough, the underground plumbing will be tested.

1. Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes. This shall include testing of the underground plumbing.
2. Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes. This shall include testing of the underground plumbing.

(Reason: Codify existing policy.)

****Section 109.2 Schedule of permit fees.**

109.2 Schedule of permit fees. Where work requires a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by ~~the applicable governing authority.~~ Chapter 28-1 of the Denton Municipal Code.

(Reason: Addressed in Municipal Fee Schedule.)

****Section 109.3 Work commencing before permit issuance.**

109.3 Work commencing before permit issuance. Any person who commences any work on a plumbing system before obtaining the necessary permits shall be subject to a fee ~~established by the code official that shall be in addition to the required permit fees~~ as provided in Chapter 28-1 of the Municipal Code of Ordinances.

(Reason: Addressed in Municipal Fee Schedule.)

****114 MEANS OF APPEAL. Change to read as follows:**

Section 114 delete in entirety and amend to read as follows:

114.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official, code official, or fire marshal relative to the application and interpretation of the requirements of this Code and all other applicable codes of the City of Denton, there shall be a health and building standards commission; see ARTICLE X, Chapter 2-260, 2-261, and 2-262 of the Denton Municipal Code.

(Reason: Local appeals board procedures consistent with Denton Code of Ordinances.)

Section 115.4 Violation penalties is deleted in its entirety.

(Reason: Addressed in Municipal Fee Schedule.)

*****Section 305.4.1 is amended to read as follows:**

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than ~~{NUMBER}~~ twelve (12) inches (304.8 mm) below finished grade at the point of septic tank connection Building sewers shall be installed not less than ~~{NUMBER}~~ twelve (12) inches (304.8 mm) below grade.

(Reason: Standard insertion point: [insert] to provide a standard for freeze protection)

*****Section 502.3; Add to end of paragraph as follows:**

306.3 Water heaters installed in Attics. (Add following sentence to end of paragraph) 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.

(Reason: To provide safety and ease of access for homeowner and service personnel)

*****Section 903.1.1; Change to read as follows: Standard insertion point.**

903.1.1 Roof extension. Open vent pipes that extend through a roof shall terminate not less than ~~{NUMBER}~~ six (6) inches (152 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

(Reason: To provide regional guideline on standard installation method for this area.)

END