



City of Wharton

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PLAN REVIEW ATTACHMENT

REFERENCE: CODES AND AMENDMENTS THAT SHALL APPLY TO CONSTRUCTION OF NEW RESIDENTIAL AND/OR COMMERCIAL STRUCTURES.

1. International Building Code, 2006 Edition, with the latest revisions, including Appendices C, D, E, F, H, I, J, and K.
2. International Residential Code for One and Two Family Dwellings, 2006 Edition, with the latest revisions, including Appendices A, B, C, D, E, F, G, H, J and K.
3. International Property Maintenance Code, 2006 Edition, with its latest revisions.
4. International Plumbing Code, 2006 Edition, with its latest revisions including Appendices B, C, D, E, F and G.
5. International Fuel Gas Code, 2006 Edition, with its latest revisions including Appendices A, B, C and D.
6. International Mechanical Code, 2006 Edition, with its latest revisions including Appendix A.
7. International Fire Code, 2006 Edition, with its latest revisions including Appendices B, C, D, E, F and G.
8. International Energy Conservation Code, 2006 Edition, with its latest revisions.

All references to the International Electrical Code in the Codes adopted above shall be replaced with the National Electric Code, 2008 Edition.

AMENDMENTS:

Section 18-69 Amendments to the International Building Code.

The building code adopted by reference in this article is amended as follows:

- (1) Reference to ICC Electrical Code is hereby repealed; heretofore; substituted with the National Electrical Code.

- (2) Section 112 Board of Appeals is deleted. The City of Wharton, Code of Ordinances, Chapter 18, Article IV, Building Standards Commission shall administer appeals.
- (3) Section 1805 Footing and Foundations is amended as to the following subsections only, which subsections are to read as follows:
 - (a) Subsection 1805.1 (a) Use of Reinforcement Mesh. The use of reinforcement mesh in concrete foundations supporting structures shall be prohibited. A minimum of #3 reinforcement rods spaced twelve (12) inch on center shall be utilized.
 - (b) Subsection 1805.1 (b) Steel Installation. All steel utilized in foundations shall be properly secured and arranged according to sound engineering practice. (Ref. Latest edition ACI 318)
 - (c) Subsection 1805.1 (c) Post Stress--Post Tension Concrete Foundations. Use of "post stress" or "post tension" slabs in the foundation construction shall be permitted if said foundation has been properly designed by a certified engineer legally registered under the laws of the State of Texas. Construction of same "post stress" or "post tension" foundations shall be supervised and approved by a certified engineer legally registered under the laws of the State of Texas.
- (4) Section 105.1.1 Annual permit and Section 105.1.2 Annual permit records is deleted.
- (5) Section 105.2 Works exempt from permit. Building: (1), (3), (4), and (6) are deleted.
- (6) 2304.11.6. Termite protection shall be amended to read as follows: In geographical areas where hazard of termite damage is known to be very heavy, soils supporting concrete foundations with wood framing shall be chemically treated. Wood floor framing shall be of naturally durable species (termite resistant) or preservative treated in accordance with AWWA U1 for the species, product preservative and end use or provided with other approved methods of termite protection.
- (7) 2308.9.1. Size, height and spacing shall be amended to read as follows: The size, height and spacing of studs shall be in accordance with Table 2308.9.1 with the exception that 2x4 No. 2 standard grade lumber, spaced at 16" (inches) on center, shall be the minimum requirement for all load bearing walls supporting one roof and ceiling and 2x4 No. 2 standard grade lumber, spaced 24" (inches) on center, shall be the minimum requirement for all non-load bearing walls.
- (8) Table 2308.10.2(1) and 2308.10.2(2). Ceiling joist spans for common lumber species, No. 3 standard grade lumber shall be omitted from the species and grade column.
- (9) Table 2308.10.3(1) through 2308.10.3(6). Rafter spans for common lumber species, No. 3 standard grade lumber shall be deleted from the species and grade column.
- (10) Appendix H. Any discrepancy between requirements set forth by the City of Wharton Sign Ordinance and Appendix H shall result in the more restrictive of the two.
- (11) Appendix K. Any discrepancy between requirements set forth by the City of Wharton Electrical Code Ordinance and Appendix K shall result in the more restrictive of the two.

Sec. 18-69.1 Additions to the International Building Code.

(1) Installation and Placement of Steel Reinforcement:

- a. A minimum of number three (#3) steel reinforcement bar shall be installed in all concrete paving. Bars shall be placed at a maximum distance of sixteen (16) inches on center, or less, in all directions dependent upon application. Plastic or metal supports shall be utilized so that the steel reinforcement bars are located in the center third of the concrete. The use of welded wire fabric (wire mesh) and fiber reinforcement shall be prohibited unless approved by the code official.
- b. Isolation (expansion) joints, with sleeved steel dowel bars spaced at a maximum distance of eighteen (18) inches on center, shall be placed at designed locations or a maximum distance of twenty (20) feet on center to allow relative movement in three (3) directions and avoid formation of cracks elsewhere in the concrete.
- c. Thickness and compression strength of the concrete shall be dependent upon the application for which it is designed. Concrete paved driveways and sidewalks shall be constructed to a minimum thickness of four (4) inches.

(1) Permits and Inspections:

- a. Permits and inspections shall not be required for private residential concrete paving that is not used by the public if the concrete paving application is less than fifty (50) square feet.
- b. Permits and inspections shall be required for all other concrete paving applications.

Sec. 18-70 Amendments to the International Residential Code.

The residential code adopted by reference in this article is amended as follows:

- (1) Reference to ICC Electrical Code is hereby repealed; heretofore, substituted with the National Electrical Code.
- (2) Section R112. Board of Appeals is deleted. The City of Wharton, Code of Ordinances, Chapter 18, Article IV, Building Standards Commission shall administer appeals.
- (3) Section 105.2 Work exempt from permit. Building: (1), (3), and (5) is deleted.
- (4) Section R320.1 Sub-terranean Termite Control Methods shall be amended to read as follows:
In areas subject to very heavy termite infestation probability as indicated by Table R301.2(1), methods of protection shall include chemical termiticide treatment as provided in Section R320.2 or termite baiting system installed and maintained according to the label, in addition to pressure-preservative-treated wood in accordance with the AWPA standards listed in Section R319.1 or; naturally termite-resistant wood as provided in Section R320.3 or; physical barriers as provided in Section 320.4

- (5) Section 320.2 Chemical Termiticide Treatment shall be amended to read as follows: Chemical termiticide treatment shall include soil treatment for all soils supporting concrete foundations and wood framing. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.
- (6) Section R403.1.3.2 Slabs on Ground with Turned Down Footings shall be amended as to the following subsections only, which are to read as follows:
- (a) Subsections R403.1.3.2 (a) Exterior Beams with Brick Veneer. All exterior beams of single level, one and two family dwellings employing concrete foundations shall have a minimum of four (4), No. 5 continuous reinforcement rods running full length of said beams. Concrete brick and/or stone exterior veneers shall require two (2) additional No. 5 reinforcement rods.
 - (b) Subsections R403.1.3.2 (b) Exterior Beams on Frame Structures. All exterior beams of single level, one and two family dwellings employing concrete foundations and wall siding applications shall have a minimum of three (3), No. 5 continuous reinforcement rods running full length of said beams.
 - (c) Subsections R403.1.3.2 (c) Interior Beams on Brick Veneer. All Interior beams of single level, one and two family dwellings employing concrete foundations shall have a minimum of three (3), No. 5 continuous reinforcement rods running the full length of said beams. Concrete brick and/or stone exterior veneers shall require one (1) additional No. 5 reinforcement rod.
 - (d) Subsections R403.1.3.2 (d) Interior Beams on Frame Structures. All interior beams on single level, one and two family dwellings employing concrete foundations and wall siding applications shall have a minimum of two (2) No. 5 continuous reinforcement rods running the full length of said beams.
 - (e) Subsections R403.1.3.2 (e) Use of Welded Wire Reinforcement (Mesh Wire). The use of welded wire reinforcement (mesh wire) in one and two family dwellings employing concrete foundations shall be prohibited. A minimum of No. 3 reinforcement rods spaced twelve (12) inches on center each way shall be utilized.
 - (f) Subsections R403.1.3.2 (f) Steel Installation. All steel reinforcement utilized in one and two family dwelling concrete foundations shall be properly secured and arranged according to sound engineering practice. (Ref. Latest edition ACI 318)
 - (g) Subsections R403.1.3.2 (g) Post Stress/Tension Concrete Foundations. Use of “post stress/tension” reinforcement for concrete foundations of one and two family dwellings shall be permitted if said foundation has been properly designed by a certified structural engineer legally registered under the laws of the State of Texas. Construction of the same “post stress/tension” foundations shall be supervised and approved by a certified engineer legally registered under the laws of the State of Texas.
- (7) Table R502.3.1(1) and Table R502.3.1(2) Floor Joist Spans for Common Lumber Species shall be amended as follows: Delete #3 grade lumber from Species and Grade Column.

- (8) Table R602.2 Grade shall read as follows: studs shall be a minimum of No. 2 standard or stud grade lumber.
- (9) Table R602.3(5) Size, height, and spacing of wood studs, bearing walls, maximum spacing for 2x4 when supporting roof and ceiling only, shall be 16" inches on center.
- (10) Table R802.4(1) and Table R802.4(2) Ceiling Joist Spans for Common Lumber Species shall be amended as follows: Delete #3 grade lumber from Species and Grade Column.
- (11) Table R802.5.1(1) through and including Table R802.5.1(8) Rafter Spans for Common Lumber Species shall be amended as follows: Delete #3 grade lumber from the Species and Grade Column.

Sec. 18-70.1. Additions to the International Residential Code.

The following provisions are added to the International Residential Code adopted in Section 18-66.

(1) Installation and Placement of Steel Reinforcement:

- (a) A minimum of No. 3 (three) steel reinforcement bar shall be installed in all concrete paving. Bars shall be placed at a maximum distance of sixteen (16) inches on center, or less, in all directions dependent upon application. Plastic or metal supports shall be utilized so that the steel reinforcements bars are located in the center one-third of the concrete. The use of welded wire fabric (wire mesh) and fiber reinforcement shall be prohibited unless approved by the code official.
- (b) Isolation (expansion) joints, with sleeved dowel bars spaced at a maximum distance of eighteen (18) inches on center, shall be placed at designed locations or a maximum distance of twenty (20) feet on center to allow relative movement in three (3) directions and avoid formation of cracks elsewhere in the concrete.
- (c) Thickness and compression strength of the concrete shall be dependent upon the application for which it is designed. Concrete paved driveways and sidewalks shall be constructed to a minimum thickness of four (4) inches.

(2) Permits and Inspections:

- (a) Permits and inspections shall not be required for private residential concrete paving that is not used by the public if the concrete paving application is less than fifty (50) square feet.
- (b) Permits and inspections shall be required for all other concrete paving applications.

Sec. 18-70.2. Amendments to the International Property Maintenance Code.

The property maintenance code adopted by reference in this article is amended as follows:

- (1) Reference to the ICC Electrical Code is hereby repealed; heretofore, substituted with the National Electric Code.

- (2) Section 111 Means of Appeal is deleted. The City of Wharton, Code of Ordinances, Chapter 18, Article IV, Building Standards Commission shall administer appeals.
- (3) Section 102.3 Application of Other Codes is hereby amended to include the following: International Residential Code, International Plumbing Code and the International Energy Conservation Code.
- (4) Section 403.5 Clothes Dryer Exhaust shall be amended to read as follows: Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the International Mechanical Code and the manufacturer's instructions.
- (5) Section 603.1 Mechanical Appliances shall be amended to read as follows: All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances, water heating appliances and air-conditioning/heat appliances shall be capable of performing the intended function in accordance with the manufacturer's specifications and related International Codes as referenced in Section 18-66 of this Article.

Sec. 18-72 Amendments to the International Plumbing Code.

The plumbing code adopted by reference in this article is amended as follows:

- (1) Reference to ICC Electrical Code is hereby repealed; heretofore, substituted with the National Electrical Code.
- (2) Section 109. Means of Appeal is deleted. The City of Wharton, Code of Ordinances, Chapter 18, Article VII, Division I, Plumbing and Mechanical Appeals and Advisory Board shall administer the appeals.
- (3) Section 305.1. Corrosion. Pipes passing through concrete or cinder walls and floors or other corrosive material shall be protected against external corrosion by a protective plastic tubing or other means that will withstand any reaction from the lime and acid of concrete, cinder or other corrosive material. Coiled plastic tubing shall allow for expansion and contraction of piping to prevent any rubbing action.
- (4) Section 605.3. Water Service Pipe. Water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3. All water service pipe or tubing, installed underground and outside of the structure, shall have a minimum working pressure rating of 160 psi (1100 kPa) at 73.4°F (23°C). Where the water pressure exceeds 160 psi (1100 kPa), piping material shall have minimum rated working pressure equal to the highest available pressure. Plastic (PVC) water service piping shall terminate within 5 feet (1524 mm) inside the point of entry into a building. All ductile iron water pipe shall be cement mortar lined in accordance with AWWA C104. If copper water supply pipe is utilized it shall be K or L copper.
- (5) Section 605.4. Water Distribution Pipe. Water distribution pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.4. All hot water distribution pipe and tubing shall have a minimum pressure rating of 100

psi (690 kPa) at 180°F (82°C). If copper water distribution pipe is utilized it shall be K or L copper.

- (6) Section 702.3. Building and Sewer Pipe. Building sewer pipe shall conform to one of the standards listed in Table 702.3. All plastic piping shall be a minimum of Schedule 40 PVC or its equivalent.

Sec. 18-73. Amendments to the International Fuel Gas Code.

The fuel gas code adopted by reference in this article is amended as follows:

- (1) Reference to ICC Electrical Code is hereby repealed; heretofore, substituted with the National Electrical Code.
- (2) Section 109. Means of Appeal is deleted. The City of Wharton, Code of Ordinances, Chapter 18, Article VII, Division I, Plumbing and Mechanical Appeals and Advisory Board shall administer appeals.
- (3) Section 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 due to leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. An annual certified diaphragm gauge shall be used for all pressure tests. In lieu of a certified diaphragm gauge, a mercury gauge may be used.
- (4) Addition to Section 406.4.3 Line and System Test. Upon completion of repairing or replacing a gas line, the Code Official has the authority to inspect all gas lines and systems during a gas pressure test inspection.
- (5) Section 409.5. Equipment shutoff valve. *Exception:* Shutoff valves for vented decorative appliances and decorative appliances for installation in vented fireplaces shall be installed in a ready accessible location within sight of the appliance. Such valves shall be permanently identified and shall service no other equipment. (This amendment shall also apply to the 2006 International Residential Code, Section G2420.5 (409.5) Equipment shutoff valve.)

Sec. 18-74. Amendments to the International Mechanical Code.

The mechanical code adopted by reference in this article is amended as follows:

- (1) Reference to ICC Electrical Code is hereby repealed; theretofore, substituted with the National Electrical Code.
- (2) Section 109. Means of Appeal is deleted. The City of Wharton, Code of Ordinances, Section 18, Article VII, Plumbing and Mechanical Appeals and Advisory Board shall administer appeals.

Sec. 18-74.1 Addition to the International Mechanical Code.

The mechanical code adopted by reference in this article is added as follows;

- (1) Require the mechanical contractor to mark the air handler legend plates with the appropriate voltage/kw and phase of the installed components at the time of installation. If modifications are made, mark the appropriate electrical information at that time.

Sec. 18-75. Amendments to the International Fire Code.

The fire code adopted by reference in this article is amended as follows:

- (1) Reference to ICC Electrical Code is hereby repealed; heretofore, substituted with the National Electrical Code.
- (2) Section 108 Board of Appeal is deleted. The City of Wharton, Code of Ordinances, Section 18, Article IV, Building Standards Commission will administer appeals.
- (3) Section 315.1 has the following addition, which is to read as follows:
 - a. Section 315.1.1 Tank Storage-Restricted Locations
 1. The storage of flammable or combustible liquids in above ground tanks outside of buildings is prohibited within the limits of the fire district.
 2. The location and installation of outside aboveground tanks for the storage of flammable or combustible liquids shall be in accordance with NFPA 30.
 - b. Section 315.1.2 Bulk Plants – Location of Plants.
No new bulk plants shall be constructed within the limits of the Fire District.
 - c. Section 315.1.3 Installation of Containers.
Within the limits of the fire district established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed 2,000 gal (7.57 m³) water capacity, except that in particular installations this capacity limit may be altered at the discretion of the fire official, after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed containers, degree of private protection to be provided, and capabilities of the local fire department.
 - d. Section 315.1.4 Explosive Materials.
The storage of explosive materials is prohibited within the limits established by law.

Sec. 18-77. Building line setback requirements.

(a) Definitions:

- (1) Abut/abutting shall mean to physically touch or border upon; or to share a common property line or border. This term implies a closer proximity than the term “adjacent.”

