

**An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-12, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Plumbing Code, with certain additions, deletions, and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.**

**WHEREAS**, on January 24, 2022, by Ordinance No. 2022-1-12, the City Council of the City of Plano adopted the 2021 International Plumbing Code, with amendments, and such was codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

**WHEREAS**, on April 15, 2025, the Building Standards Commission held a public hearing to discuss the adoption of the 2024 Edition of the International Plumbing Code, a publication of the International Code Council (I.C.C.), and receive input from the general public and all persons who may be affected by the proposed adoption; and

**WHEREAS**, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the International Plumbing Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Plumbing Code of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** Ordinance No. 2022-1-12, duly passed and approved by the City Council of the City of Plano on January 24, 2022, is hereby repealed in its entirety.

**Section II.** A new Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

**“DIVISION 2. PLUMBING CODE**

**Sec. 6-236. Penalty.**

(a) **Criminal penalties.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

(b) **Civil penalties.** The City may file a civil action for enforcement of this Division with civil penalties up to \$1,000.00 per day for each offense as authorized by Subchapter

B of Chapter 54 of the Texas Local Government Code, as amended.

**Sec. 6-237. Adopted.**

The 2024 Edition of the International Plumbing Code a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Plumbing Code of the City, to the same extent as if such code were copied verbatim in this Section, subject to the deletions, additions and amendments prescribed in this Division. A copy of the 2024 Edition of the International Plumbing Code is on file in the office of the City Secretary.

**Sec. 6-238. Administrative authority.**

For purposes of this Division and interpreting the Code adopted in this Division, the term “Administrative Authority” shall mean the Building Official of the City, and his agents and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Plumbing Code.

**Sec. 6-239. Deletions, Additions, Amendments.**

The following deletions, additions, and amendments to the International Plumbing Code adopted in this Division are hereby approved and adopted:

**Table of Contents, Chapter 7, Section 713; change to read as follows:**

713 Engineered Drainage Design ..... 7-12

**Section 102.8.2; change to read as follows:**

**102.8.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

**Section 112; delete entire section and insert the following:**

**SECTION 112 BUILDING STANDARDS COMMISSION**

**112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a Building Standards Commission (“board”). The board shall be appointed by the Plano City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions in writing to the appellant with a duplicate copy to the code official.

**112.2 Limitations of authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have the authority to waive requirements of this code or interpret the administration of this code.

**112.3 Qualifications.** The board shall consist of members who are qualified by experience and training and are not employees of the City of Plano.

**112.4 Administration.** The code official shall take immediate action in accordance with the decision of the board.

**Section 301.6;** *change to read as follows:*

**301.6 Prohibited locations.** Plumbing systems shall not be located in an elevator shaft or in an elevator equipment room.

**Exemption:** Floor drains, sumps and sump pumps shall be permitted at the base of the shaft, provided that they are indirectly connected to the plumbing system and comply with Sections 317 and 1003.4.

**Section 305.1;** *change to read as follows:*

**305.1 Protection against contact.** Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

**Section 305.4.1;** *change to read as follows:*

**305.4.1 Sewer depth.** Building sewers shall be a minimum of 12 inches (304 mm) below grade.

**Section 306.2.5;** *add Section 306.2.5 to Section 306.2 to read as follows:*

**306.2.5 Plastic sewer and DWV piping installation.** Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturers' installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers

on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

**Section 317 ELEVATOR DRAINAGE;** *add Section 317 to Chapter 3 to read as follows:*

## **SECTION 317 ELEVATOR DRAINAGE**

**317.1 Elevator Drainage.** Drainage shall be provided in the elevator pits as required by the Elevator Code and as listed in this section. Drainage discharge, whether drainage is required or voluntary, shall comply with Section 317.4.

**317.2 Pits. (ASME A17.1-Section 2.2.1; Inquiry 07-50)** A pit shall be provided for each individual elevator.

**317.3 Drainage. (ASME A17.1-Section 2.2.2.3 thru 2.2.2.6):**

**2.2.2.3** Permanent provisions shall be made to prevent accumulation of ground water in the pit.

**2.2.2.4** Drains and sump pumps, where provided, shall comply with the applicable plumbing code, and they shall be provided with a positive means to prevent water, gases, and odors from entering the hoistway.

**2.2.2.5** In elevators provided with Firefighters' Emergency Operation, a drain or sump pump shall be provided. The sump pump/drain shall have the capacity to remove a minimum of 11.4 m<sup>3</sup>/h (3,000 gal/h) per elevator.

**2.2.2.6** Sumps and sump pumps in pits, where provide, shall be covered. The cover shall be secured and level with the pit floor.

**317.4 Discharge.** Discharge shall comply with the following:

1. The sump shall discharge into the sanitary sewer system.
2. If installed in a location with possible contamination, a trap or interceptor rated for the expected flow rate with a minimum "storage" capacity equivalent to the volume of hydraulic fluid or oil that could be leaked into the sump, will be required prior to discharge into the sanitary sewer.
3. Discharge to the storm drainage system is not permitted.

**317.5 Other pipes, ducts or electrical wiring.** See Building Code, Sections 3004.4 and 3005.6 and the following **ASME A17.1-Sections 2.8.2.2 and 2.8.3.4:**

**(ASME A 17.1-Section 2.8.2.2)** Only such electrical wiring, raceways, cables, coaxial wiring, and antennas used directly in connection with the elevator, including

wiring for signals, for communication with the car, for lighting, heating, air conditioning, and ventilating the car, for fire detecting systems, for pit sump pumps, and for heating and lighting the hoistway and/or the machinery space, machine room, control space, or control room shall be permitted to be installed inside the hoistway, machinery space, machine room, control space, or control room.

**(ASME A17.1-Section 2.8.3.4)** Other pipes or ducts conveying gases, vapors or liquid and not used in connection with the operation of the elevator shall not be installed in any hoistway, machinery space, machine room, control space or control room. Where a machinery space, machine room, control space, control room, or hoistway extend above the roof of a building, pipes shall be permitted from roof drains to the closest point where they can be diverted out of this space. Pipes shall be covered to prevent leakage or condensate from entering the machine space, machine room, control space, control room, or hoistway.

**Section 403.1;** *add a second paragraph to read as follows:*

**403.1 Minimum number of fixtures.** In other than E Occupancies, the minimum number of fixtures in Table 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official. Required

**Table 403.1;** *change Nos. 2 and 6 of Table 403.1 to add a footnote “g” to read as follows (remainder of table remains as written):*

**TABLE 403.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES**

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
2	Business <sup>g</sup>	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory care, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		-	1 per 100 <sup>g</sup>	1 service sink <sup>e</sup>
6	Mercantile <sup>g</sup>	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		-	1 per 1,000 <sup>g</sup>	1 service sink <sup>e</sup>

g. Drinking fountains are not required in M Occupancies with an occupant load of 100

or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

**Section 413.4;** *change to read as follows:*

**413.4 Required location for floor drains.** Floor drains shall be installed in the following areas:

1. Public laundries and in the central washing facilities of multiple family dwellings. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.
3. Public restrooms.

**Section 502.3;** *change to read as follows:*

**502.3 Water heaters installed in attics.** Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall be not less than 30 inches (762 mm) in height and 22 inches (559 mm) in width and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (61 mm) in width. A level service space not less than 30 inches (762 mm) in length and 30 inches (762 mm) in width shall be present at the front or service side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater. At a minimum, for access to the attic space, provide one of the following:

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

**Exception:** The passageway and level service space are not required where the appliance is capable of being serviced and removed.

**Section 502;** *add Section 502.6 to Section 502 to read as follows:*

**502.6 Water heaters above ground or floor.** When the attic, roof, 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 (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

**Section 608.17.5;** *change to read as follows:*

**608.17.5 Connections to 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.

**Section 608.18;** *change to read as follows:*

**608.18 Protection of individual water supplies.** An individual water supply shall be located and constructed so as to be safeguarded against contamination with Sections 608.17.1 through 608.17.8, and applicable local regulations.

**Section 703.6 Combined Sanitary and Storm Public Sewer;** *Delete in its entirety.*

**Section 704;** *add Section 704.5 to Section 704 to read as follows:*

**704.5 Single stack fittings.** Single stack fittings with internal baffle, PVC schedule 40, or cast-iron single stack shall be designed by a registered engineer and comply with a national recognized standard.

**Section 712.4;** *add Section 712.4.3 to Section 712.4 to read as follows:*

**712.4.3 Dual Pump System.** All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

**Section 713;** *change the title of Section 713 to read as follows:*

## **SECTION 713 ENGINEERED DRAINAGE DESIGN**

**Section 713.1;** *change Section 713.1 to read as follows:*

**713.1 Design of drainage system.** The sizing, design and layout of the drainage system shall be designed by a registered engineer using *approved* design methods.

**Section 903.1.1;** *change to read as follows:*

**903.1.1 Roof extension unprotected.** Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

**Section 1003.4;** *change the exception under 1003.4 to read as follows:*

**Exception:** For oil separators in elevator pits, see Section 317.

**Section 1106.1;** *change to read as follows:*

**1106.1 General.** The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rainfall rate.

**Section 1108.3;** *change to read as follows:*

**1108.3 Sizing of secondary drains.** Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

**Section 1109, COMBINED SANITARY AND STORM PUBLIC SEWER;** *delete the section in its entirety.*

**Section 1202.1 Nonflammable medical gases;** *delete Exceptions 1 and 2.*

**ASTM D2321;** *add D2321 to ASTM as a reference standard to Chapter 15 to read as follows:*

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications. 306.2.5"

**Section III.** All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section IV.** It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**Section V.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

**Section VI.** Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VII.** This Ordinance shall become effective on August 1, 2025, after its passage and publication as required by law.

**PASSED AND APPROVED** on the 9th day of June, 2025.

\_\_\_\_\_  
John B. Muns, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY