

EXHIBIT "A"

**City of Mansfield
Amendments to the
2018 International Mechanical Code
North Central Texas Council of Governments Region**

The following sections, paragraphs, and sentences of the *2018 International Mechanical Code (IMC)* are hereby amended as follows: Standard type is text from the *IMC*. Underlined type is text inserted. ~~Strikeouts~~ indicate existing words and phrases to be deleted from the *IMC*. A double asterisk (**) at the beginning of a section identifies an amendment carried over from previous code cycles and a triple asterisk (***) identifies a new or revised amendment with the 2018 code.

***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 herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. 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 *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 all mechanical work shall be in accordance with the City of Mansfield 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.

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.)

EXHIBIT "A"

***Add Section 106.5.4 to read as follows:*

106.5.4 Reinspection fees. A reinspection fee may be assessed at the inspector's discretion for each inspection when:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. Such portion of work for which inspection is called is not complete or when corrections called for are not made;
4. City approved plans are not on the job site available to the inspector;
5. Any work concealed without first obtaining the required inspection(s);
6. The building is locked or work otherwise not available for inspection when called;
7. The job site is red-tagged twice for the same item;
8. The original red tag has been removed from the job site.
9. Failure to maintain erosion control, trash control or tree protection.

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 building permit fee schedule.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and trips when inspections are called for when not ready.)

***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.

(Reason: To specify the type of offense and dollar amount of fine.)

***Section 108.5; change to read as follows:*

108.5 Stop work orders. Upon notice from the code official that mechanical work is being performed 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 authorized 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 for a fine ~~of not less than~~ as specified in Section 108.4.

(Reason: To specify the dollar amount of fine.)

EXHIBIT "A"

***Section 109; delete entire section and insert the following:*

SECTION 109 MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

(Reason: Most jurisdictions already have an ordinance establishing and governing an appeals board for this code.)

***Section 306.3; change to read as follows:*

306.3 Appliances in attics. Attics containing appliances shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and 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 with a minimum 300 lb (136 kg) capacity.
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* requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Permanent exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' 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).... *{remainder of text unchanged}*.

(Reason: To assure safe access to roof appliances and provide options to not extend exterior ladders to 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 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

EXHIBIT "A"

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*... {remainder of text unchanged}

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

***Section 306; add Section 306.6 with exception to read as follows:*

306.6 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 max 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.

(Reason: To provide safe access to water heaters. Consistent with regional amendments to IFGC 306.7 and IPC 502.6.)

***Section 307.2.3; amend item 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 regional practice.)

***Section 501.3; add an exception #4 to read as follows:*

501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. 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, crawl space, or be directed onto walkways.

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. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

EXHIBIT "A"

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

***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 un-amended IBC 710.7.)

END