

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
DEVELOPMENT SERVICES DEPARTMENT**

TO: Mayor and City Council

FROM: Florencio Peña, Director Development Services

THROUGH: Terry M. Brechtel, City Manager

COPY: Christopher J. Brady, Assistant City Manager, File

SUBJECT: Chapter 6 Building City Code Plumbing and Mechanical Amendments –
International Residential Code

DATE: July 22, 2004

SUMMARY & RECOMMENDATION

An ordinance adopting the mechanical and plumbing amendments to the “2000 International Residential Code for One and Two Family Dwellings (IRC)” as published by the International Code Council, Inc. The provisions of this document shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures. These amendments are consolidated under one residential code.

Staff recommends approval of the Mechanical and Plumbing amendments to the IRC.

BACKGROUND INFORMATION

The purpose of the “2000 International Residential Code (IRC) for One and Two Family Dwellings” is to provide minimum requirements to safeguard life or limb, health and public welfare. To this end, the State of Texas adopted the IRC as a municipal residential building code in this state, which became effective January 1, 2002. Municipalities may adopt local amendments to the International Building Code, as they determine appropriate.

The Mechanical Appeals Board was unable to review these technical amendments due to their inability to attain a quorum in order for the amendments to be adopted in a timely manner. The Plumbing Appeals Boards has reviewed these amendments and has not recommended approval or denial of the plumbing amendments. The Plumbing Appeals Board is of the opinion that, deleting chapters 24 through 32 and making reference to the UPC, may amend the IRC. Staff made individual amendments to chapters 24 through 32 of the IRC to bring forward those plumbing requirements in the UPC to the IRC. A public hearing was conducted and there were no negative comments or concerns raised at the public hearing.

The Mechanical and Plumbing amendments are consistent with the standards that are already established for these trades under the 2003 Uniform Mechanical Code and the 2003 Uniform Plumbing Code.

POLICY ANALYSIS

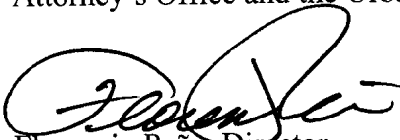
The adoption of the Mechanical and Plumbing amendments is consistent with the council policy to safeguard public health, safety and welfare.

FINANCIAL IMPACT

There is no anticipated financial impact. Enforcement of this ordinance will be accomplished with existing staffing.

COORDINATION

This ordinance has been coordinated with the Building and Fire Code Board of Appeals, the City Attorney's Office and the Urban Affairs Committee.


Florencio Peña, Director
Development Services Department


Christopher J. Brady
Assistant City Manager

APPROVED


Terry Brechtel
City Manager