

ORDINANCE NO. 2024-O0027

AN ORDINANCE AMENDING ARTICLE 28.11 OF THE CODE OF ORDINANCES OF THE CITY OF LUBBOCK, TEXAS WITH REGARD TO ADOPTION OF THE 2021 INTERNATIONAL MECHANICAL CODE AND PROVIDING FOR CERTAIN AMENDMENTS THERETO TO MEET LOCAL CONDITIONS; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council of the City of Lubbock, Texas deems it in the best interest of the health, safety, and welfare of the citizens of Lubbock to adopt the 2021 International Mechanical Code for the City of Lubbock with certain amendments thereto to meet local conditions; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

SECTION 1. THAT Article 28.11 of the Code of Ordinances of the City of Lubbock is hereby amended as follows:

ARTICLE 28.11 INTERNATIONAL MECHANICAL CODE

§ 28.11.001 Adopted.

The 2021 edition of the International Mechanical Code, as published by the International Code Council, Inc., as hereinafter amended, including appendix A, is hereby adopted as the mechanical code of the City of Lubbock, Texas. A copy of said code is attached hereto and incorporated herein as though set out herein in detail. References to the Mechanical Code in this chapter or to "this code" within this article shall mean and refer to the 2021 edition of the International Mechanical Code as amended herein. One copy of the 2021 International Mechanical Code shall be filed with the city secretary and a copy shall be maintained in the office of the city building official. All such copies, with the amendments thereto, shall be open to public inspection during the usual hours of business of the offices where they are maintained.

§ 28.11.002 Coordination of administrative provisions.

The administrative provisions contained in chapter 28, articles 28.01 through 28.08 of this Code of Ordinances are applicable to this article; however, for purposes of administering provisions related more specifically to the regulation of mechanical systems installation, these supplemental administrative provisions have been provided. Except as amended or supplemented within sections 28.11.002 and 28.11.003, the entire text of chapter 1 of the 2021 International Mechanical Code is deemed to be incorporated herein as though set out herein in detail. Where a conflict arises between a provision contained within sections 28.11.002 and 28.11.003 and articles 28.01 through 28.08 of this Code of Ordinances, it is the intent that the more specific govern, as determined by the building official.

§ 28.11.003 Supplemental administrative amendments.

- (a) Administrative amendments and cross-references to articles 28.01 through 28.08. The following administrative provisions within chapter one of the International Mechanical Code are hereby stricken, and the corresponding provisions within articles 28.01 through 28.08 of this Code of Ordinances shall govern, as indicated in table 28.11.003 below:

TABLE 28.11.003		
ADMINISTRATIVE PROVISIONS CROSS-REFERENCE		
2021 International Mechanical Code Section	Section Heading/Subject	Refer to Lubbock Code of Ordinances Chapter Section
109.6	Fee refunds	28.05.109

TABLE 28.11.003		
ADMINISTRATIVE PROVISIONS CROSS-REFERENCE		
2021 International Mechanical Code Section	Section Heading/Subject	Refer to Lubbock Code of Ordinances Chapter Section
115.4	Violation penalties	28.02.006
116.1	Stop work orders	28.02.007
113	Means of appeal	2.03.495-2.03.501
114	Board of Appeals	2.03.491–2.03.494

§ 28.11.004 **Amendments.**

(a) Guards. Section 304.11 is hereby amended to read as follows:

304.11 Guards. Guards shall be provided where various components that require service and roof hatch openings are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof, or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of components that require service. The top of the guard shall be located not less than 42 inches (1067 mm) above the elevated surface adjacent to the guard. The guard 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*.

Exceptions:

1. Guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire lifetime of the roof covering. The devices shall be re-evaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.
2. Guards are not required to be installed upon replacement of legally-installed pre-existing rooftop appliances and equipment within existing rough openings that would otherwise be subject to Section 304.11, provided that a fall hazard warning sign is affixed to the service access side of the equipment.

(b) Sloped roofs. Section 306.5.1 is hereby amended 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 six units vertical in 12 units horizontal (50 percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the *appliance* or *equipment* to which access is required for service, repair or maintenance. The platform shall not be less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches above the platform, shall be constructed so as to prevent the passage of a 21-inch diameter sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. Access shall not require walking on roofs having a slope greater than 6 units vertical in 12 units horizontal (50 percent slope). Where access involves obstructions greater than 30 inches in height, such obstructions shall be provided with

ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the *International Building Code* in the path of travel to and from *appliances*, fans or *equipment* requiring service.

- (c) Drain piping materials and sizing. Section 307.2.2 is hereby amended to read as follows:

307.2.2 Drain piping materials and sizing. Components of the condensate disposal system shall be ABS, cast-iron, copper and copper-alloy, CPVC, cross-linked polyethylene, galvanized steel, PE-RT, polyethylene, polypropylene, PVC, or PVDF piping or tubing. Components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the *International Plumbing Code* relative to the material type. Condensate waste and drain line shall not be less than ¾ inch (19.1mm) pipe size. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2. Piping that is reduced in size from the drain pan connection to a size that is in accordance with Table 307.2.2 must use eccentric fittings for the size reduction in horizontal piping. If the size reduction occurs in vertical piping concentric fittings may be used.

- (d) Auxiliary and secondary drain systems. Section 307.2.3 is hereby amended to read as follows:

307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the *equipment* primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired *appliance* that produces condensate:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1-1/2 inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit, or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
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.
3. An auxiliary drain pan without a separate drain line shall be provided under the coils on which condensate will occur. Such pan shall be equipped with a water-level detection device conforming to UL 508 that will shut off the *equipment* served prior to overflow of the pan. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.

- (e) Ductless mini-split system traps. Section 307.2.4.1 is hereby deleted in its entirety.

- (f) Ventilation required. Section 401.2 is hereby amended to read as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403.

- (g) Local Exhaust. Section 403.3.2.3 is hereby amended to read as follows:

403.3.2.3 Local exhaust. Local exhaust systems shall be provided in kitchens, bathrooms and toilet rooms and shall have the capacity to exhaust the minimum airflow rate determined in accordance with Table 403.3.2.3.

TABLE 403.3.2.3	
MINIMUM REQUIRED LOCAL EXHAUST RATES	
FOR GROUP R-2, R-3, AND R-4 OCCUPANCIES	
AREA TO BE EXHAUSTED	EXHAUST RATE CAPACITY
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms & toilet rooms	50 cfm intermittent or 20 cfm continuous

Exception: The normal operation of bathroom and toilet room exhaust fans, as well as kitchen range hood fans shall be considered adequate to satisfy the intermittent exhaust rate requirements without the addition of additional exhaust fans.

- (h) Exhaust installation. Section 504.4 is hereby amended to read as follows:

504.4 Exhaust installation. Dryer exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equipped with a back draft damper. Screens shall not be installed at the duct termination. Ducts shall not be connected or installed with sheet metal screws or other fasteners that will obstruct the exhaust flow. Clothes dryer exhaust ducts shall not be connected to a vent connector, vent or *chimney*. Clothes dryer exhaust ducts shall not extend into or through ducts or *plenums*.

Exception: Back draft dampers shall not be required for vertical duct penetrations through roofs.

- (i) Length identification. Section 504.9.5 is hereby amended to read as follows:

504.9.5. Length identification. Where the exhaust duct is concealed within the building construction and exceeds a total developed length of 35 feet, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet of the exhaust duct connection.

- (j) Common exhaust systems for clothes dryers in multi-story structures. Section 504.11 is hereby amended to read as follows:

504.11. Common exhaust systems for clothes dryers located in multi-story structures. Where a common multistory duct system is designed and installed to convey exhaust from multiple clothes dryers, the construction of the system shall be in accordance with all of the following:

1. The shaft in which the duct is installed shall be constructed and fire-resistance rated as required by the *International Building Code*.
2. Dampers shall be prohibited in the exhaust duct. Penetrations of the shaft and ductwork shall be protected in accordance with Section 607.5.5, Exception 2.
3. Rigid metal ductwork shall be installed within the shaft to convey the exhaust. The ductwork shall be constructed of sheet steel having a minimum thickness of 0.0187 inch (No. 26 gage) and in accordance with SMACNA Duct Construction Standards.
4. The ductwork within the shaft shall be designed and installed without offsets.
5. The exhaust fan motor design shall be in accordance with Section 503.2.

6. The exhaust fan motor shall be located outside of the airstream.
7. The exhaust fan shall run continuously.
8. Exhaust fan operation shall be monitored in an *approved* location and shall initiate an audible or visual signal when the fan is not in operation.
9. *Makeup* air shall be provided for the exhaust system.
10. A cleanout opening shall be located at the base of the shaft to provide *access* to the duct to allow for cleaning and inspection. The finished opening shall be not less than 12 inches by 12 inches.
11. Screens shall not be installed at the termination.
12. The common multi story duct system shall serve only clothes dryers and shall be independent of other exhaust systems.

(k) Return air openings. Section 601.5 is hereby amended to read as follows:

601.5 Return air openings. Return air openings for heating, ventilation and air-conditioning systems shall comply with all of the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another *appliance* located in the same room or space.
2. Return air shall not be taken from a hazardous or insanitary location or a refrigeration room as defined in this code.
3. The amount of return air taken from any room or space shall be not greater than the flow rate of supply air delivered to such room or space, except as necessary to make up air from a space on a common system where drawing return air is prohibited.
4. Return and transfer openings shall be sized in accordance with the *appliance* or *equipment* manufacturer's installation instructions, ACCA Manual D or the design of the registered design professional.
5. Return air taken from one *dwelling unit* shall not be discharged into another *dwelling unit*.
6. Taking return air from a crawl space shall not be accomplished through a direct connection to the return side of a forced air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.
7. Return air shall not be taken from a closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.
8. Return air shall not be taken from indoor swimming pool enclosures and associated deck areas.

Exceptions:

1. Where the air from such spaces is dehumidified in accordance with Section 403.2.1, Item 2.
2. Dedicated HVAC systems serving only such places.

Exceptions:

1. Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen and are located not less than 10 feet (3048mm) from the cooking *appliances*.
2. Taking return air from a kitchen is not prohibited in a *dwelling unit* where the kitchen and living spaces are in a single room and the cooking *appliance* is electric and located not less than 5 feet (1524mm) in any direction from the return air intake opening.
3. Dedicated forced air systems serving only the garage shall not be prohibited from obtaining return air from the garage.

(l) Access port protection. Section 1102.3 is hereby deleted in its entirety.

SECTION 2. THAT violation of any provision of this ordinance shall be deemed a misdemeanor punishable as provided by Section 1.01.004 of the Code of Ordinances of the City of Lubbock, Texas.

SECTION 3. THAT should any paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

SECTION 4. THAT pursuant to Section 214.218 of the Texas Local Government Code, this Ordinance shall not be implemented or enforced until after the 30th day after the date of final adoption.

SECTION 5. THAT the City Secretary of the City of Lubbock, Texas, is hereby authorized and directed to cause publication of the descriptive caption of this Ordinance as an alternative means of publication provided by law.

AND IT IS SO ORDERED.

Passed by the City Council on first reading on March 5, 2024.

Passed by the City Council on second reading on March 26, 2024.

/s/ Tray Payne
TRAY PAYNE, MAYOR

ATTEST:

/s/ Courtney Paz
Courtney Paz, City Secretary

APPROVED AS TO CONTENT:

/s/ Robert Wallace
Robert Wallace, Director of Development Services

APPROVED AS TO FORM:

/s/ Amy Sims
Amy Sims, Deputy City Attorney