

ORDINANCE NO. 2022-06

AN ORDINANCE AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY ENTITLED, "BUILDING AND BUILDING REGULATIONS" TO ADOPT THE 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL FUEL GAS CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL PLUMBING CODE, 2021 TEXAS STATE BOARD OF PLUMBING EXAMINERS LAW/ RULES, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND THE 2021 PROPERTY MAINTENANCE CODE, PROVIDING FOR CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. That the Code of Ordinances is hereby amended to AMEND Section 22-7 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-7. Permit fees.

Before any permit shall be issued under the provisions of this chapter, the applicant shall pay the plan review fee, permit fees, and inspections fees in an amount as determined by city council in the buildings and building regulations fee schedule. The building permit fee for city facilities may be waived, with the approval of the building official. A review fee shall be assessed for each plan revision. The review fee is the greater of 50% of the initial plan review fee or \$50.00.

Section 2. That the Code of Ordinances is hereby amended to AMEND Section 22-15 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-15. International Residential Code adopted.

For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, use and occupancy, location, and maintenance of one- and two-family dwellings and townhouses not more than three stories in height as defined by the Code, including permits and penalties, there is hereby adopted, except as modified by section 22-16, by and for the city, that certain building code known as the International Residential Code, ~~2015~~ 2021 edition, including all appendices, adopted by the International Code Council. Such code is published in book form and referred to, incorporated in, and made a part of this section for all purposes. A copy of such code is filed on record in the office of the building official and may be obtained from the International Code Council.

Section 3. That the Code of Ordinances is hereby amended to AMEND Section 22-16 of the League City Code of Ordinances to read as follows (additions, deletions):

The International Residential Code, as adopted in section 22-15 is modified as follows:

Section R112, Board of Appeals, is amended by revising subsection R112.1 to read as follows:

R112.1 General. The Zoning Board of Adjustment shall hear appeals from decisions of the Building Official concerning interpretations of this article and, in every case, shall reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of this code, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the Board and forwarded to the office of the Building Official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant, and a copy shall be kept publicly posted in the office of the Building Official for two weeks after filing. Every decision of the Zoning Board of Adjustment shall be final, with the exception that any interested person aggrieved by a decision of the Board may appeal subject, however, to such remedy as any aggrieved party might have at law or in equity.

Section R905.7, Wood shingles, is amended as follows:

Wood shingles are not permitted for use as a roofing material on new residential structures. One square will be allowed vertically for exterior decorative purposes. Existing wood shingle roofs may be repaired using wood shingles when the area to be repaired is less than 25% of the existing total roof area. When approved, wood shingles shall comply with this section.

Section R905.8, Wood shakes, is amended as follows:

Wood shakes are not permitted for use as a roofing material on new residential structures. One square will be allowed vertically for exterior decorative purposes. Existing wood shingle roofs may be repaired using wood shingles when the area to be repaired is less than 25% of the existing total roof area. When approved, wood shingles shall comply with this section and Table 1507.8.

Section R907, Reroofing, is amended by revising subsection R907.1 to read as follows:

907.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the ~~2015~~ 2021 International Residential Code.

Permit requirements. Permits issued by the Building Official shall be required prior to the replacement of all roofs for residential structures located within the city limits. The person, firm, or corporation responsible for obtaining such permits shall provide, at completion, a copy of a Texas Department of Insurance (T.D.I.) report certifying compliance with the building specifications in the Texas Windstorm Insurance Association (T.W.I.A.) Plan of Operation as a condition for obtaining a permit.

A 350-pound Attic Ladder shall be installed at the time of a rough-in/cover inspection that provides a clear path with decking to all mechanical, plumbing, and electrical equipment. (Access may be permanent or temporary for this inspection.)

Homes built on five-foot setbacks with 10' between houses shall have gutters along the sides and back of the house installed. Downspouts shall be tied into area drains that terminate at the street before the curb for Type A drainage.

Outdoor equipment pads for condensers, pool equipment, generators, etc., shall not obstruct the drainage flow and must be at or above the finished floor level except in a Special Flood Hazard Area. If pad is in a Special Flood Hazard Area, the pads and equipment shall be at the Base Flood Elevation plus 24 inches and shall not obstruct the drainage flow. Equipment must be secured to pads and be able to withstand uplift per Inland 1 Windstorm Requirements (100 lb.) using galvanized or stainless hardware. If ground mounted, the pad must be formed and poured concrete. Pre-pour pads and cinder blocks are not allowed.

Residential Permit applications shall include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the property owner.

Section 4. That the Code of Ordinances is hereby amended to ADD Section 22-17 of the League City Code of Ordinances to read as follows (additions, deletions):

Sec. 22-17. Residential Pools

The following shall apply to residential pools:

- (1) Area drains are required and shall be shown on the plans. Area drains must be directed to the front of the house to the curb with a pop-up device. Area drains cannot be tied to the p-trap. No curb cuts are allowed.
- (2) Homes that have gutters installed along the sides and/or back of the house shall have the downspouts tied into area drains that terminate at the street before the curb.
- (3) Pools shall maintain a minimum three (3) foot perimeter around the pool for accessibility.
- (4) All pools shall be measured from the exterior of the steel (not the water's edge) during the structural inspection.
- (5) No portion of a pool shall encroach into the utility easement. Digging shall not encroach into the utility easement.
- (6) Pool exterior steel shall be setback a minimum of ten (10) feet from transformers and utility risers/pedestals.
- (7) Pool exterior steel shall be setback a minimum of five (5) feet from telecommunication risers/pedestals.
- (8) Pools shall be a minimum of five (5) feet from the foundation of a house measured from the exterior, outer structural steel pool. Proximity letters shall not be accepted.
- (9) If a pool is to be located within the five (5) foot setback, the following shall be submitted for inspections and final approval:
 - a. A stamped letter from a registered engineer, stating how the hole will be dug, how the steel will be put in place, that the process will not cause any impact to the structural integrity of the house, and that it will have no impact in the future. This letter shall be included with the permit application package.
 - b. The Engineering firm shall perform an inspection of the pool prior to the city inspection, submit a stamped letter from the registered engineer stating that the hole that was dug, the

steel that was installed has caused no impact to the structural integrity of the house, and that it will have no impact in the future.

- c. At the structural inspection, the Engineer shall confirm that all glass within the five (5) foot setback has been replaced with tempered glass. Protective films are not allowed.
- (10) Pool equipment placed closer than three (3) feet from the property line shall be on the same side as the air conditioning unit and a gate shall be placed on both sides of the structure for access.
- (11) Pool equipment shall be at the finished floor level, except in a Special Flood Hazard Area where the pool equipment shall be 24 inches above the Base Flood Elevation.
- (12) Pool equipment and/or equipment pads shall not obstruct the drainage flow. Equipment shall be secured to pads and be able to withstand uplift per Inland 1 Windstorm Requirements (100 lb.) using galvanized or stainless hardware. If pads are ground mounted, the pad shall be formed and poured concrete. No pre-pour pads or cinder blocks are allowed.

Secs. 22-17 ~~18~~—22-30. Reserved.

Section 5. That the Code of Ordinances is hereby amended to AMEND Section 22-31 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-31. International Building Code adopted.

For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, use and occupancy, location and maintenance, of non-residential buildings and structures as defined by the code, including permits and penalties, there is hereby adopted, except as modified by section 22-33, by and for the city, that certain building code known as the International Building Code ~~2015~~ 2021 edition, including all appendices except for Appendix G, adopted by the International Code Council. Such code is published in book form and referred to, incorporated in and made a part of this section for all purposes. A copy of such code is filed on record in the office of the building official and may also be obtained from the International Code Council.

Section 6. That the Code of Ordinances is hereby amended to AMEND Section 22-33 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-33. Amendments to International Building Code.

The International Building Code, as adopted by the provisions of section 22-31 is modified as follows:

- (1) Permanent roof access shall be provided in all non-residential structures.
- (2) Permit applications shall include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the property owner. For commercial remodels, the permit applications shall include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the owner or space leasee (tenant).

Section 113, Board of Appeals, is amended to read as follows:

113 Board of Appeals. The Zoning Board of Adjustment shall hear appeals from decisions of the Building Official concerning interpretations of this article and, in every case, shall reach a decision without unreasonable or unnecessary delay. Each decision of the Board shall also include the reasons for the decision. If a decision of the Board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of this code, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the Board, forwarded to the office of the Building Official, and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant, and a copy shall be kept publicly posted in the office of the Building Official for two weeks after filing. Every decision of the Zoning Board of Adjustment shall be final, with the exception that any interested person aggrieved by a decision of the Board may appeal subject, however, to such remedy as any aggrieved party might have at law or in equity.

Section 114, Violations, is amended to read as follows:

114 Violations. Any person, firm, corporation, or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish, or move any building structure, or has erected, constructed, altered, repaired, moved, or demolished a building structure, in violation of a detailed statement or drawing submitted and permitted there under, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation such person, shall be punished within the limits and as provided by state laws.

Section 3002.4, Stretcher Requirements, is amended to read as follows:

3002.4 Stretcher Requirements. In all structures three or more stories in height, at least one elevator serving all floors shall have a minimum inside car platform 51 × 80 inches with a minimum clear opening width of 42 inches, unless otherwise designed to provide equivalent utility, to allow the entrance and exit of an ambulance stretcher (minimum size 22 × 78 inches) in its horizontal position. This elevator shall be identified. The elevator entrance may be of the side opening entrance type in order to accommodate a stretcher in its horizontal position to accomplish design flexibility.

Exception: In buildings where one elevator does not serve all floors, two or more elevators may be used. Each elevator shall be identified as to which floors are served. In addition, an alternate method to provide adequate stretcher carrying capacity may be approved by the Zoning Board of Adjustment with the approval of the Emergency Medical Services Director.

Section 7. That the Code of Ordinances is hereby amended to AMEND Section 22-60 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-60. Amendments to National Electrical Code.

The National Electrical Code, as adopted by the provisions of section 22-59 is modified as follows:

- (1) The minimum wire size of all lighting and power circuit installations above 100 volts shall be no. 12 wire.

- (2) No aluminum or copper clad aluminum wire shall be used in the city for electrical purposes in residences, apartments, commercial buildings, or other buildings. No aluminum or copper clad aluminum wire shall be used past the supply side of the meter at any premises, except for temporary services and feeders for construction purposes.
- (3) ACF cable without an individual ground wire shall not be permitted.
- (4) There shall be no EMT conduit in contact with the earth.
- (5) A means of service disconnect shall be provided at the exterior of all buildings or facilities and directly next to the service meter or entry of the service conductors.
- (6) Nail plates over electrical panels at the top plate shall extend two (2) inches below the bottom of the top plate.
- (7) Permit applications shall include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the property owner. For commercial remodels, the permit applications must include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the owner or space leasee (tenant).

Section 8. That the Code of Ordinances is hereby amended to AMEND Section 22-211 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-211. International Fuel Gas Code adopted.

For the purpose of establishing rules and regulations for the installation of fuel gas systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances including heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems, including permits and penalties, there is hereby adopted, except as modified by section 22-212, the International Fuel Gas Code, ~~2015~~ 2021 edition, including all appendices, adopted by the International Code Council. Such code is published in book form and referred to, incorporated in, and made a part of this section for all purposes. A copy of such code is filed on record in the office of the building official and may also be obtained from the International Code Council.

Section 9. That the Code of Ordinances is hereby amended to AMEND Section 22-212 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-212. Amendments to International Fuel Gas Code.

The International Fuel Gas Code, as adopted by the provisions of section 22-211, is amended as follows:

- (1) Galvanized pipe and fittings shall be used on all above ground and outside installations. No exposed black piping is allowed.
- (2) For underground installations outside of the building, polyethylene gas piping with epoxy coated steel risers, tracer wire not less than eighteen (18) AWG, and insulation type suitable for direct burial shall be used.

- (3) Gas piping shall not be allowed under any building slabs.
- (4) A minimum one (1) inch size stub out is required at the meter. A gas approved shut off valve is required between the gas meter and the structure on the gas system.
- (5) For gas testing, a diaphragm gauge at the meter stub out is required for all gas finals. A 30# maximum spring gauge shall be used only for rough-in inspections.
- (6) For gas turn-on inspections (GTOs), all unused gas piping shall be removed back to the main line and capped, for gas test or a code approved valve installed and plugged at the time of the test.
- (7) All above ground gas piping shall be galvanized corrugated stainless steel tubing (CSST) with lighting resistant system certified to meet ANSILC1-2005 & ANSILC1-1024 Standards. It may be used in attics but shall not be used on the exterior of buildings.
- (8) CSST shall not tie directly into the gas meter. Use of CSST shall have the plumbing inspector's approval prior to beginning work using CSST. All CSST piping shall be identified by a yellow label marked "Gas" in black letters. The marking shall be spaced at intervals not exceeding five (5) feet.
- (9) Exterior sediment traps are required on generators, pool heaters, boilers, water heaters, and rooftop package units. Roof top units shall be hard piped with no exposed flex connectors.
- (10) Gas water heaters in garages or areas where flammable liquids are stored shall be elevated no less than 18 inches above the floor and secured with strapping designed for this purpose. Water heaters shall be on a concrete base. Water heaters set on metal stands are prohibited.
- (11) Permit applications shall include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the property owner. For commercial remodels, the permit applications must include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the owner or space leasee (tenant).

Section 108, Violations, is amended by revising subsection 108.4, Violation Penalties, to read as follows:

108.4. Violation penalties. Any person, firm, corporation, or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish, or move any gas system, or has erected, constructed, altered, repaired, moved, or demolished any gas system, in violation of a detailed statement or drawing submitted and permitted there under, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation, such person shall be punished within the limits and as provided by state laws.

Section 109, Means of Appeal, is amended as follows:

109. Means of Appeal. The Zoning Board of Adjustment shall hear appeals from decisions of the Building Official concerning interpretations of this article and, in every case, shall reach a decision without unreasonable or unnecessary delay. Each decision of the Board shall also include the reasons for the decision. If a decision of the Board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of this code, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the Board and forwarded to the office of the Building Official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant, and a copy shall be kept publicly posted in the office of the Building Official for two weeks

after filing. Every decision of the Zoning Board of Adjustment shall be final, with the exception that any interested person aggrieved by a decision of the board may appeal subject, however, to such remedy as any aggrieved party might have at law or in equity.

Section 10. That the Code of Ordinances is hereby amended to AMEND Section 22-241 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-241. International Mechanical Code adopted.

For the purpose of establishing rules and regulations for the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems, including permits and penalties, there is hereby adopted, except as modified by section 22-242, the International Mechanical Code, ~~2015~~ 2021 edition, including all appendices, adopted by the International Code Council. Such code is published in book form and referred to, incorporated in and made a part of this section for all purposes. A copy of such code is filed on record in the office of the building official and may be obtained from the International Code Council.

Section 11. That the Code of Ordinances is hereby amended to AMEND Section 22-242 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-242. Amendments to International Mechanical Code.

The International Mechanical Code, as adopted by the provisions of section 22-241 is modified as follows:

- (1) Outdoor equipment pads for condensers shall be at the finished floor level and not obstruct the drainage flow, except in a Special Flood Hazard Area. If pad is in a Special Flood Hazard Area, the pads and equipment shall be at the Base Flood Elevation plus 24 inches and shall not obstruct the drainage flow. Condensers shall be secured to pads and able to withstand uplift per Inland 1 Windstorm Requirements (100#) using galvanized/ stainless hardware. If ground mounted, the pad shall be formed and poured concrete. Pre-pour pads and cinder blocks are not allowed.
- (2) The primary drain line shall be insulated its full length up to and including the exiting wall in new residential construction or remodel applications (where accessible).
- (3) All ductwork shall be R-8 in non-conditioned spaces and suspended in such fashion as to not touch each other or compromise the R-value of the insulation. Splices shall have a sleeve or coupling a minimum of four inches (4") in length.
- (4) Smoke detectors/carbon monoxide combo alarms shall be installed in the air stream returning system.
- (5) Fireplaces shall be vented a minimum of seven feet (7') above grade or through the roof.
- (6) Dryer booster motors are allowed with the Building Official/Inspector prior approval.

- (7) Heating, cooling equipment, and dehumidifiers shall be installed per the manufacturer's instructions and in a safe and stable fashion. Suspended equipment must not be able to swing freely when bumped or leaned on.
- (8) Evaporator coils shall not be sealed preventing normal access for service. Taping access doors for air sealing is acceptable. Mastic is not acceptable.
- (9) Evaporator coils shall have a safety float switch installed on the coil and in the secondary pan.
- (10) Commercial equipment on roofs shall have a permanent means of access.
- (11) Commercial equipment shall drain to sanitary/storm sewers. Piping on roofs for condensation removal on roof top equipment shall be type M copper or schedule 80 PVC.
- (12) Permit applications shall include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the property owner. For commercial remodels, the permit applications must include the contractor's information and proposal with the scope of work, dollar amount, and warranty information signed by the owner or space leasee (tenant).

Section 108, Violations, is amended to include Section 108.4, Violation Penalties, to read as follows:

108.4 Violation penalties. Any person, firm, corporation, or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish, or move any mechanical system, or has erected, constructed, altered, repaired, moved, or demolished a mechanical system, in violation of a detailed statement or drawing submitted and permitted there under, shall be guilty of a misdemeanor. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by state laws.

Section 109, Means of Appeal, is amended to read as follows:

109 Means of Appeal. The Zoning Board of Adjustment shall hear appeals from decisions of the Building Official concerning interpretations of this article and, in every case, shall reach a decision without unreasonable or unnecessary delay. Each decision of the Board shall also include the reasons for the decision. If a decision of the Board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of this code, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the Board and forwarded to the office of the Building Official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant, and a copy shall be kept publicly posted in the office of the Building Official for two weeks after filing. Every decision of the Zoning Board of Adjustment shall be final, with the exception that any interested person aggrieved by a decision of the Board may appeal subject, however, to such remedy as any aggrieved party might have at law or in equity.

Section 12. That the Code of Ordinances is hereby amended to AMEND Section 22-271 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-271. International Plumbing Code adopted.

For the purposes of establishing rules and regulations for the installation of plumbing systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances,

including permits and penalties, there is hereby adopted, except as modified by section 22-272, the International Plumbing Code, ~~2015~~ 2021 edition, including all appendices, adopted by the International Code Council. Such code is published in book form and referred to, incorporated in and made a part of this section for all purposes. A copy of such code is filed on record in the office of the building official and may be obtained from the International Code Council.

Section 13. That the Code of Ordinances is hereby amended to AMEND Section 22-272 of the League City Code of Ordinances to read as follows (additions, deletions):

Sec. 22-272. Amendments to International Plumbing Code.

The International Plumbing Code, as adopted by the provisions of section 22-271 is modified as follows:

- (1) Tub and shower traps shall be a minimum of two (2) inches.
- (2) Galvanized water pipe is not allowed in potable water systems.
- (3) Water piping inside all buildings shall be CPVC, copper, or PEX. Penetrations through walls (hose bibs, water entry) shall be copper, brass, or PEX.
- (4) If using the push through type, roof flashing shall have a rain collar for watertight protection.
- (5) CPVC/PVC male and female adapters shall have a metal body threads including water meters.
- (6) Galvanized or plastic roll strapping shall not be used for hanging plumbing systems.
- (7) Temperature and Pressure relief valves shall run to a safe location or outside and turn down a maximum of six (6) inches above ground. They must not discharge into a water heater pan.
- (8) Water heater drain pans shall be metal with drain lines one (1) inch or larger.
- (9) All domestic water piping shall be insulated in non-foamed structures, Insulation shall be taped and sealed per insulation manufacturer's requirements.
- (10) Rubber boots (bands) are not allowed below ground or in a concealed location. Boots (bands) shall be a full metal jacket.
- (11) Water meters shall be active and house under pressure at the time of the top out inspection to the final inspection.

Section 108, Violations, is amended to include Section 108.4, Violation Penalties, to read as follows:

108.4. Violation penalties. Any person, firm, corporation, or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, repair, or replace any plumbing installation, or has erected, constructed, altered, repaired, or replaced a plumbing installation, in violation of detailed statement or drawing submitted and permitted there under, shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed or continued, and upon conviction of any such violation such person shall be punished within the limits and as provided by state laws.

Section 109, Means of Appeals, is amended to read as follows:

109 Means of Appeals. The Zoning Board of Adjustment shall hear appeals from decisions of the Building Official concerning interpretations of this article and, in every case, shall reach a decision

without unreasonable or unnecessary delay. Each decision of the Board shall also include the reasons for the decision. If a decision of the Board reverses or modifies a refusal, order, or disallowance of the Building Official or varies the application of any provision of this code, the Building Official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the Board and forwarded to the office of the Building Official and shall be open to public inspection. A certified copy of the decision shall be sent by mail or otherwise to the appellant, and a copy shall be kept publicly posted in the office of the Building Official for two weeks after filing. Every decision of the Zoning Board of Adjustment shall be final, with the exception that any interested person aggrieved by a decision of the Board may appeal subject, however, to such remedy as any aggrieved party might have at law or in equity.

Section 14. That the Code of Ordinances is hereby amended to AMEND Section 22-273 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-273. Enforcement of state plumbing license laws and board rules.

In addition to the International Plumbing Code, as adopted by section 22-271 of this chapter, the V.T.C.A., Occupations Code Tit. 8, Ch. 1301, including the Texas State Board of Plumbing Examiners Law/Rules as published on ~~September 1, 2015~~ May 26, 2021, is hereby adopted as part of the plumbing code for the city. These statutes and rules are published in book form and are referred to, incorporated, and made a part of this section for all purposes.

Section 15. That the Code of Ordinances is hereby amended to AMEND Section 22-280 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-280. Cross-connection control program.

(a) *General requirements.*

- (1) No water service connection shall be made to any establishment where a potential or actual contamination hazard exists unless the water supply is protected in accordance with the Texas Commission on Environmental Quality's Rules and Regulations for Public Water Systems ("TCEQ Rules") and this Code. The water purveyor shall discontinue water service if a required backflow prevention assembly is not installed, maintained and tested in accordance with the TCEQ Rules and this Code.
- (2) This article applies to all connections to the city's potable water system, and to all installations of backflow prevention assemblies related to the city's potable water system, regardless whether the connection is located within the city limits of League City or in the certificated water service area, and regardless of whether the connection or assembly is for retail, wholesale, or other customer or user of the city potable water system.

(b) *Backflow prevention assembly testing.*

- (1) All backflow prevention assemblies shall be tested upon installation by a recognized backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a recognized

backflow prevention assembly tester. A test report must be completed by a recognized backflow prevention assembly tester for each assembly tested. The testing report must be submitted to the city within the time and format specified in the city's notice of the test. All non-Health Hazard devices shall be tested upon installation, repair, or replacement, and every three (3) years thereafter.

- (2) Assemblies shall be tested, repaired, overhauled, or replaced at the expense of the customer whenever said assemblies are found to be defective. Certification(s) shall be submitted to the city upon completion.
- (3) Original forms of such test, repairs and overhauls shall be kept by the customer for a minimum of 12 months and submitted to the city within the time specified in the city's notice of the test, repair, or overhaul of each backflow prevention assembly. Backflow prevention assemblies shall be maintained for the customer's water system at the customer's expense.
- (4) No backflow prevention assembly or device shall be removed from use, relocated, or other assembly or device substituted without the approval of the city. Whenever the existing assembly is moved from the present location or cannot be repaired, the backflow prevention assembly shall be replaced with a backflow prevention assembly or device that complies with this section, the University of Southern California Manual of Cross-Connection Control, current edition, or the current plumbing code of the city, whichever is more stringent.
- (5) All backflow prevention assemblies shall be installed and maintained in accordance with the manufacturer's instructions, the American Water Works Association Manual M14, or the University of Southern California Manual of Cross-Connection Control, current edition.
- (6) Test gauges used for backflow prevention assemblies shall be calibrated at least annually in accordance with the University of Southern California's Manual of Cross-Connection, current edition, or the American Water Works Association's Recommended Practice for Backflow Prevention and Cross-Connection Control (Manual 14).
- (7) A recognized backflow prevention assembly tester must hold a current endorsement from the Texas Commission on Environmental Quality (TCEQ) and register with the city.
- (8) Annual inspections shall be made of all backflow prevention assemblies and air gaps to determine whether they are operable. In the absence of local provisions, the owner is responsible to ensure that testing is performed.
- (9) Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, pressure vacuum breaker assemblies, reduced pressure detector fire protection backflow prevention assemblies, double check detector fire protection backflow prevention assemblies, hose connection backflow preventers, and spill-proof vacuum breakers shall be tested at the time of installation, immediately after repairs or relocation, and at least annually.
- (10) The testing procedure shall be performed in accordance with applicable local provisions. In the absence of local provisions, the owner is responsible to ensure that testing is done in accordance with one of the following standards:
ASSE 5013; ASSE 5015; ASSE 5020; ASSE 5047; ASSE 5048; ASSE 5052; ASSE 5056; CSA B64.10; or, CSA B64.10.1.

(c) *Customer service inspections.*

- (1) The city shall perform or have performed a customer service inspection prior to providing continuous water service to all new construction, on any existing service when the water

purveyor has reason to believe that cross-connections or other contaminant hazards exists, or after any material improvement, correction, or addition to the private water distribution facilities.

- (2) Individuals with the following credentials conduct the customer service inspection:
 - a. Plumbing inspectors and water supply protection specialists that have been licensed by the state board of plumbing examiners.
 - b. Customer service inspectors who have completed a TCEQ-approved course, passed an examination administered by the commission or its designated agent and hold current certification or endorsement as a customer service inspector.
- (3) The customer service inspection must certify that the plumbing installation is in compliance with the following requirements:
 - a. There is no direct connection between the public drinking water supply and a potential source of contamination. Potential sources of contaminants are isolated from the public water system by an air-gap or an appropriate backflow prevention device.
 - b. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
 - c. No connection that allows water to be returned to the public drinking water supply is permitted.
 - d. No pipe or pipe fitting which contains more than 0.25 percent lead may be used for the installation or repair of plumbing at any connection that provides water for human use.
 - e. No solder or flux that contains more than 0.2 percent lead can be used for the installation or repair of plumbing at any connection which provides water for human use. A minimum of one lead test shall be performed for each backflow assembly inspection.

(d) *Cross-connection control fees.*

- (1) Backflow prevention assembly registration fee(s): one-time nonrefundable registration fee of \$35.00 for each non-residential backflow prevention assembly device, per each separate device, shall be billed through the water bill.
 - (2) Certified backflow prevention assembly tester registration fee: Annual registration fee of \$75.00 for TCEQ approved testers shall be a nonrefundable fee to show proof of their current TCEQ license and testing equipment in accordance with current TCEQ regulations.
- (e) *Enforcement.* City water service to any premises may be discontinued and assessed a processing fee of \$40.00 in accordance with the regulations for discontinuance of service to a city customer if a backflow prevention assembly is not installed, tested, or maintained as required by these regulations, or if it is found that a backflow prevention assembly has been removed, bypassed, or if an unprotected cross-connection or other structural or health hazards, including violations of these regulations, exist.

Section 16. That the Code of Ordinances is hereby amended to AMEND Section 22-290 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-290. International Energy Conservation Code.

For the purpose of regulating the design, construction, quality of materials, erection, installation, alteration, repair, addition to, use, or maintenance of structures in the city, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such code, is hereby adopted by and for the city, that certain energy conservation code known as the International Energy Conservation Code, ~~2015~~ 2021 edition, published by the International Code Council. Such code is adopted and made a part hereof as if fully set out herein. A copy of such code is filed on record in the office of the building official and may be obtained from the International Code Council.

Section 17. That the Code of Ordinances is hereby amended to AMEND Section 22-333 of the League City Code of Ordinances to read as follows (additions, ~~deletions~~):

Sec. 22-333. Minimum building standards adopted—Investigation.

- (a) For the purpose of regulating and governing the conditions and maintenance of all property, buildings and structures by providing minimum standards and conditions essential to guarantee that structures are safe, sanitary and adequate for human occupancy; establishing procedures for the condemnation and demolition of structures unfit for human occupancy; and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such code, is hereby adopted the International Property Maintenance Code, ~~2015~~ 2021 edition, published by the International Code Council. Such code is adopted and made a part hereof as if fully set out herein. A copy of such code is filed on record in the office of the building official and may be obtained from the International Code Council.
- (b) Any building or structure whose condition has deteriorated or is operated or maintained in violation of the minimum standards for the continued use and occupancy of all types of buildings and structures within the city, as adopted and established in this article, that may be deemed to be substandard and a hazard to the public health, safety and/or welfare by the building official or employee thereof, building and standards commission, municipal court or district court of Galveston County, Texas, (or jurisdiction where property is situated) is hereby subject to investigation upon presentation of evidence of probable cause to a magistrate by the code enforcement official, fire marshal, health officer or designated employee in accordance with V.T.C.A., Code of Criminal Procedure Art. 18.05.

Section 18. Savings. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

Section 19. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 20. Repealer. All ordinances and parts of ordinances in conflict herewith are

hereby repealed but only to the extent of such conflict.

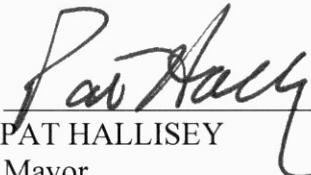
Section 21. Codification. It is the intent of the City Council of the City of League City, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

Section 22. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance. This Ordinance shall become effective May 1, 2022.

PASSED first reading the 22nd day of March, 2022.

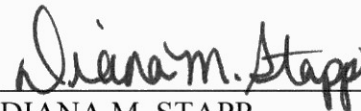
PASSED second reading the 12th day of April, 2022.

PASSED AND ADOPTED the 12th day of April, 2022.



PAT HALLISEY
Mayor

ATTEST:



DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:



NCHIEM V. DOAN
City Attorney

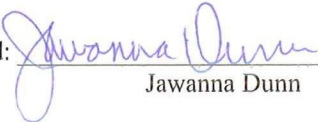
The Daily News.

P.O. Box 1838
Texas City, TX 77592
(409) 683-5200


STATE OF TEXAS
COUNTY OF GALVESTON

Jawanna Dunn, being duly sworn, says:
That she is Jawanna Dunn of THE GALVESTON COUNTY
DAILY NEWS, a daily newspaper of general circulation, printed
and published, a copy of which is attached hereto, was published
in the said newspaper on the following dates:
04/14/22

That said newspaper was regularly issued and circulated on those
dates.

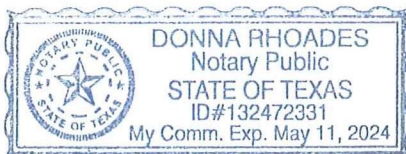
Signed: 
Jawanna Dunn

Subscribed to and sworn to me this 20th day of May, 2022


Donna Rhoades
Notary Public, State of Texas, Galveston County, TX
My commission expires: May 11, 2024

Acct #53946 Ad #988992

City of League City-LEGALS
Accounts Payable
300 West Waker St
League City, TX 77573



Affidavit of Publication

ORDINANCE NO. 2022-06

AN ORDINANCE AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY ENTITLED, "BUILDING AND BUILDING REGULATIONS" TO ADOPT THE 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL FUEL GAS CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL PLUMBING CODE, 2021 TEXAS STATE BOARD OF PLUMBING EXAMINERS LAW/ RULES, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND THE 2021 PROPERTY MAINTENANCE CODE, PROVIDING FOR CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, this Ordinance shall become effective May 1, 2022.

PASSED AND ADOPTED the 12th day of April, 2022.

Signed: Pat Hallisey, Mayor
Attest: Diana Stapp, City Secretary

Published: April 14, 2022