

Sec. 22-81. - Adoption of the International Mechanical Code.

The 2012 International Mechanical Code, copyrighted by the International Code Council, Inc., save and except the amendments set forth in exhibit "A", attached hereto and incorporated herein for all purposes ("2012 International Mechanical Code"), is hereby adopted, prescribing regulations applicable to all commercial or residential structures and existing premises and constitutes minimum requirements and standards for construction applications. The 2012 International Mechanical Code is made a part of this article as if fully set forth herein. One copy of the 2012 International Mechanical Code is on file in the office of the city secretary being marked and designated as the 2012 International Mechanical Code.

(Ord. No. 2013-10, §§ 2, 3, 2-26-2013)

Sec. 22-82. - Amendments to the International Mechanical Code.

The following sections, paragraphs and sentences of the 2012 International Mechanical Code are hereby amended as follows:

Chapter 1 Administration

Section 102.8, Referenced codes and standards; amend to read as follows:

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 part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. 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 ICC Electrical Code shall mean the Electrical Code as adopted.

Chapter 3 General Regulations

Section 304.3 Elevation of Ignition Source

Delete: Exception

Section 304.7, Private Garages; this section is deleted.

Section 304.10; amend to read as follows:

304.10 Clearances from grade. Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending above adjoining grade a minimum of 3 inches (76 mm) or shall be suspended a minimum of 6 inches (152 mm) above adjoining grade.

Section 306.3; amend to read as follows:

306.3 Appliances in attics. Attics containing appliances requiring access shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous unobstructed solid flooring not less than 22 inches (559 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches

(508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. Walkway to the appliance(s) shall be a minimum of ¾" floor rated material to match IRC amendment in 1305.13. As a minimum, access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull down stair with a 300 lb. (136 kg) capacity
3. An access door from an upper floor level.
4. Access Panel may be used in lieu items 1, 2, or 3 with prior approval of the code official due to structural conditions.

Section 306.5, Equipment and appliances on roofs or elevated structures; amend to read as follows:

Where equipment and appliances requiring access are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (3038 mm) to the finish grade or floor level below and shall extend to the equipment and appliance's level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) high or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope)...(remainder of section unchanged)

Add Sections 306.6.1, and 306.6.2; Water heaters above ground or floor as follows:

When the 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 10 feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

306.6.2 Whenever the mezzanine or platform is not adequately lighted or access to a receptacle outlet is not obtainable from the main level, lighting and a receptacle outlet shall be provided in accordance with Section 306.3.1.

Section 307.2.1, Condensate disposal; amend to read as follows:

Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge in a publicly exposed area such as a street, alley, sidewalk, rooftop or other areas so as to cause a nuisance.

Section 307.2.2; amend to read as follows:

307.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC, or PVC. Schedule 80 PVC pipe or tubing may be installed where piping is exposed to ultra violet light. All components shall be selected for the pressure, temperature, and exposure rating of the installation. Condensate waste and drain line size shall be not less than ¾ inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. 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 an approved method. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.

Section 307.2.3, Auxiliary and secondary drain systems; 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 drain. The overflow drain line shall connect 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.

Chapter 4 Ventilation

Section 403.2, Outdoor air required; amend by adding exception #2 to read as follows:

Exceptions:

1. (existing exception unchanged)
2. Where the design professional demonstrates that an engineered ventilation system is designed in accordance with ASHRAE 62, the minimum required rate of outdoor air shall be permitted to be as specified in such engineered system design.

Section 403.2.1, Recirculation of air; amend by adding item 5 to read as follows:

Exceptions:

1. (existing exception unchanged)
2. (existing exception unchanged)
3. (existing exception unchanged)
4. (existing exception unchanged)
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.

Section 504.6, Domestic Clothes Dryer Ducts; amend by adding a sentence at the end of the paragraph to read as follows:

Exhaust ducts for domestic clothes dryers shall conform to the requirements of Sections 504.6.1 through 504.6.7. The size of duct shall not be reduced along its developed length nor at the point of termination.

(Ord. No. 2013-10, §§ 2, 4(Exh. A), 2-26-2013)

Secs. 22-83—22-100. - Reserved.