

ORDINANCE NO. 2025-847

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2021 INTERNATIONAL PLUMBING CODE; PROVIDING FOR THE REPEAL OF CHAPTER 4, ARTICLE VII, SECTIONS 4-116 THROUGH 4-117 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS, AND REPLACING SAME WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

WHEREAS, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas, by the regulation of standards for building construction and the inspection thereof; and

WHEREAS, the City of Cedar Hill, Texas further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

WHEREAS, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to adopt the 2021 International Plumbing Code with certain modifications and additions as are herein prescribed within the corporate limits of the City of Cedar Hill, Texas and areas within 5,000 feet of the corporate limits.

WHEREAS, the Ordinance shall not be retroactive to existing buildings at the time of the adoption of this Ordinance but shall apply only to new construction and changes to the use, occupancy or modifications of existing buildings.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. REPEAL OF CHAPTER 4, ARTICLE VII, SECTIONS 4-116 through 4-117

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article VII, Sections 4-116 through 4-117 of the Code of Ordinances of the City of Cedar Hill, Texas and adopts this ordinance in place thereof.

SECTION 2. ADOPTION OF THE 2021 INTERNATIONAL PLUMBING CODE

The 2021 International Plumbing Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are hereinafter deleted, modified or amended and the provisions of such code shall be controlling in the installation, alteration or repair of buildings and the inspection thereof within the corporate limits of the City of Cedar Hill, Texas.

2021 International Plumbing Code Additional requirements and amendments.

(1) Table of Contents, Chapter 7, Section 713 is amended to read as follows:

Section 713 Engineered Drainage Design 69

(2) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Plumbing Code* of City of Cedar Hill hereinafter referred to as “this code.”

(3) Section 102.8 is amended to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code 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.

(4) Section 102.8.2 is amended to read as follows:

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments as well. Any reference to NFPA 70 or the *National Electrical Code* (NEC) shall mean the Electrical Code as adopted.

(5) Section 113.1.1 is added to read as follows:

113.1.1 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.

(6) Section 113.1.1.2 is added to read as follows:

113.1.1.2 Fee. An application fee of seventy-five dollars (\$150.00) is required for hearing of appeal.

(7) Section 305.1 is amended to read as follows:

305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be one pipe size larger and installed in a manner that allows movement of the piping within the sheathing.

(8) Section 305.4.1 is amended to read as follows:

305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

(9) Section 306.2.4 is added to read as follows:

306.2.4 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not to exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of clean granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to a minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

(10) Section 314.2.1 is amended to read as follows:

[M] 314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance. Condensate must discharge to the sanitary sewer system unless approved for an alternative disposal location by the Building Official prior to disposal.

(11) Section 402.1.2 is added to read as follows:

402.1.2 Surrounding material. Walls and floors surfaces in all public restrooms and shower rooms shall be waterproofed with a smooth, readily cleanable, hard, nonabsorbent material a minimum of 48 inches from floor to top edge.

(12) Section 403.1.1.1 is added to read as follows:

403.1.1.1 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section and applicable State and adopted codes.

403.1.1.2 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

403.1.1.3 Service sink. In new or remodeled food service establishments, at least one service sink or mop sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tools and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the health department.

(13) Section 413.4 is amended to read as follows:

413.4 Required location for floor drains. Floor drains shall be installed in the following areas.

1. In public coin-operated laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.
3. In restrooms located within a restaurant or eating establishment.
4. Public restrooms.
5. Closets containing mop sinks.

(14) Section 501.9 is added to read as follows:

501.9 Prohibited locations. Storage type water heaters shall not be located in an attic space. Fuel fired water heaters shall not be accessed through a sleeping area.

(15) Section 502.1.1 is amended to read as follows:

502.1.1 Elevation and protection. Water heaters shall be elevated not less than 18 (457 mm) inches above the floor in public garages, private garages, repair garages, motor fuel dispensing facilities and parking garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

(16) Section 502.3 is amended to read as follows:

502.3 Tank-less water heaters installed in attics. Attics containing a tank-less water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the tank-less water heater. 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 when measured along the centerline of the passageway from the opening to the tank-less water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the water heater. 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 water heater. 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 rated for 300 lb. minimum.
3. An access door from an upper floor level.

(17) Section 502.3.1 is added to read as follows:

502.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet and luminaire shall be provided at or near the water heater location in accordance with the National Electrical Code.

(18) Section 502.6 is added to read as follows:

502.6. Water heaters above ground or floor. When the roof or 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.

(19) Section 608.1 is amended to read as follows:

608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, and as specifically stated in Sections 608.2

through 608.16.10. All commercial buildings and tenant spaces shall be protected by a minimum of a double check backflow preventor assembly.

(20) Section 608.17.5 is amended to read as follows:

608.17.5 Connections to lawn Irrigation Systems. The potable water supply system to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure type vacuum breaker, a double-check assembly or a reduced pressure principal backflow preventer assembly. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principal backflow preventer assembly.

(21) Section 703.6 is deleted.

(22) Section 704.5 is added to read as follows:

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast-iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

(23) Section 712.4.3 is added to read as follows:

712.4.3 Dual Pump System. All sumps shall be automatically discharged and, when in any "public use" occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

(24) Section 713 and 713.1 is amended to read as follows:

Section 713 Engineered Drainage Design.

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered professional engineer using approved design methods.

(25) Section 803.3 is added to read as follows:

803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.

(26) Section 903.1.1 is amended to read as follows:

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall be terminated not less than six (6) inches (152 mm) above the roof and/or vent flashing.

(27) Section 903.1.3 is amended to read as follows:

903.1.3 Protected vent terminal. Where an open vent pipe terminates above a sloped or flat roof the vent shall not be covered by any obstruction and shall be routed to open space.

(28) Section 916.4 is added to read as follows:

916.4 Island fixture drain piping. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

(29) Section 918.1 is amended to read as follows:

918.1 General. Vent systems utilizing air admittance valves shall be prohibited except with prior approval by the Building Official prior to the installation and comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual and branch-type air admittance valves shall conform to ASSE 1051.

(30) Section 1002.4 is amended to read as follows:

1002.4 Trap seals. Each fixture trap shall have a liquid seal of not less than 2 inches (51 mm) and not more than 4 inches (102 mm), or deeper for special designs relating to accessible fixtures. Where a trap seal is subject to loss by evaporation, a trap guard shall be installed. Trap seals shall connect to the trap at a point above the level of the trap weir. All hub drains, floor sinks, floor drains, and indirect waste receptors shall have a trap guard installed.

(31) Section 1003.2 is amended to read as follows:

1003.2 Approval. All grease interceptors shall be permanently marked with the manufacturer's name and the maximum grease retention capacity in gallons and flow rate in gallons per minute. The size, type and location of each interceptor and of separator shall be designed according to Diagram 1003.1(1), Diagram 1003.1(2) and installed in accordance with the manufacturer's instructions and the requirements of this section based on the anticipated conditions of the use. Waste that does not require treatment or separation shall not be discharged into any interceptor or separator. All grease interceptors shall be located on the exterior of the establishment, unless approved by the Building Official.

(32) Section 1003.2.1 is added to read as follows:

1003.2.1 Sizing considerations. Fixture drainage period and the quantity of wastewater involved establishes the rate of flow through the grease interceptor. Flow rate is the primary gauge when establishing interceptor size and capacity. All interceptors shall be sized in accordance with Table 1003.3.4.1.

(33) Section 1003.2.2 is added to read as follows:

1003.2.2 Interceptor maintenance. The maintenance of all interceptors shall meet all manufacturer's requirements and the requirements of the authority having jurisdiction.

(34) Section 1003.3 is amended to read as follows:

1003.3 Grease interceptors. Grease interceptors shall comply with the following requirements.

(35) Section 1003.3.1 is amended to read as follows:

1003.3.1 Grease interceptors and automatic grease removal devices required. A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as but not limited to restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias, bakery, and clubs. Fixtures and equipment shall include pot sinks, pre-rinse sinks, soup kettles, or similar devices, work stations, floor drains used to drain wash down areas in the kitchen, floor sinks, automatic hood wash units and dishwashers. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor with the prior approval of the authority having jurisdiction.

(36) Section 1003.3.2 is amended to read as follows:

1003.3.2 Food waste grinders. Where food waste grinders are connected to grease interceptors, a solid interceptor shall separate the discharge before connection to the grease interceptor. Solid waste discharge shall be located within twenty-five (25) feet in

developed pipe length from the entrance of the solid interceptor. Solid interceptors and grease interceptors shall be sized and rated for the discharge of the food waste grinder. Emulsifiers, chemicals, enzymes and bacteria shall not discharge into the food waste grinder.

(37) Section 1003.3.4 is amended to read as follows:

1003.3.4 Grease interceptors and automatic grease removal devices. All grease interceptors and automatic grease removal devices shall comply with Section 1003.3.4.1 thru Section 1003.3.4.5.

Exception: A grease interceptor or an automatic removal device shall not be required for individual dwelling units or any private living quarters.

(38) Section 1003.3.4.1 is amended to read as follows:

1003.3.4.1 Grease interceptor capacity. Grease interceptors shall be sized in accordance with Table 1003.3.4.1. A minimum 100 lb. capacity trap is required for non-grease producing establishments that manufacture dough-like material, such as pizza parlors and no-fry bakeries.

(39) Section 1003.3.4.2 is amended to read as follows:

1003.3.4.2 Rate of flow controls. Grease interceptors shall be equipped with devices to control the rate of water flow so that the water flow does not exceed the grease interceptor's rated flow capacity. The flow control fitting shall be installed prior to the grease interceptor in the waste line beyond the last connection from the fixture and as close as possible to the underside of lowest fixture. When waste of two or more sinks or fixtures are combined to be served by one interceptor, a single flow control fitting should be used. If the drain line drops ten (10) feet or more to the interceptor an additional flow control may be needed due to built up head pressures. The flow control device shall be vented and terminate not less than 6 inches (152 mm) above the flood rim level, terminate in a return bend at the same height and on the outside of the building, or be re-vented into the vent system of the building per local plumbing codes.

(40) Section 1003.3.4.3 is added to read as follows:

1003.3.4.3 Venting grease interceptor. Grease interceptors shall have a vented waste on the inlet and outlet sides of the interceptor sized in accordance with the code requirements for venting traps.

(41) Section 1003.3.4.4 is added to read as follows:

1003.3.4.4 Cleanouts. All grease interceptors shall be installed with a double cleanout on each side of the interceptor. The cleanout shall be sized equal to the drainpipe entering the interceptor.

(42) Section 1003.3.4.5 is added to read as follows:

1003.3.4.5 Test port. All grease interceptors shall be installed with a test port on the outlet side of the interceptor within thirty-six (36) inches past the double cleanout on the outlet side.

(43) Table 1003.4.1 is amended as follows:

Table 1003.3.4.1
Grease Interceptor Sizing

DFU's ^a	Pipe Size	Slope	Flow (gpm)	Cal. Size	Nominal
8	2"	2%	10 gpm	300 gal	500 gal
35	3"	2%	29 gpm	870 gal	1000 gal
172	4"	1%	44 gpm	1320 gal	1500 gal
216	4"	2%	62 gpm	1860 gal	2000 gal
342	5"	1%	80 gpm	2400 gal	3000 gal
428	5"	2%	120 gpm	3600 gal	4000 gal
576	6"	1%	140 gpm	4200 gal	5000 gal
720	6"	2%	190 gpm	5700 gal	7500 gal

a. Drainage fixture units shall be based on Table 709.1.

(44) Diagram 1003.1 is added as follows:

Diagram 1003.1 Required style of grease interceptor. All concrete grease interceptors shall be constructed to meet the design of Diagram 1003.1(1) and Diagram 1003.1(2).

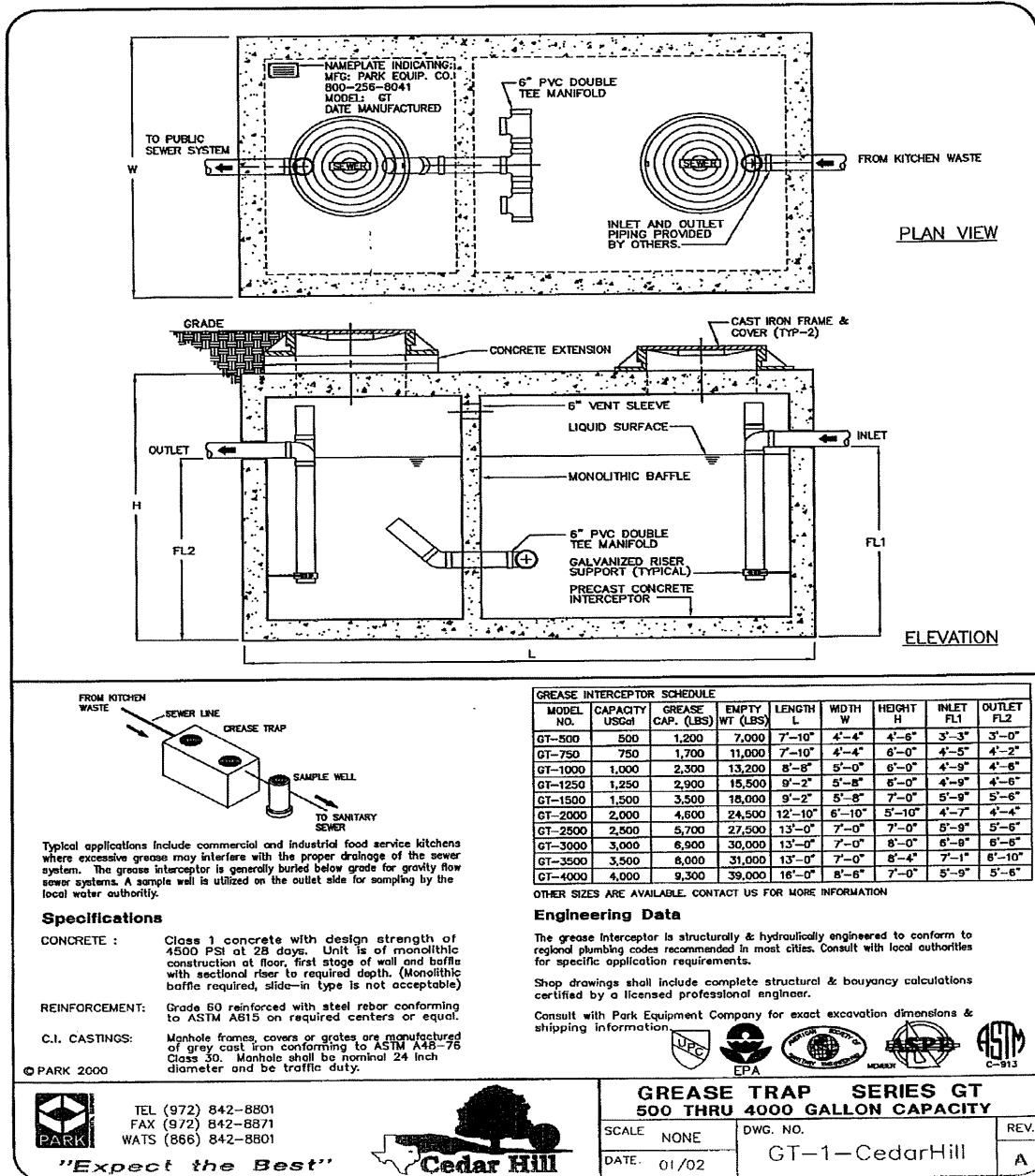


Diagram 1003.1(1)

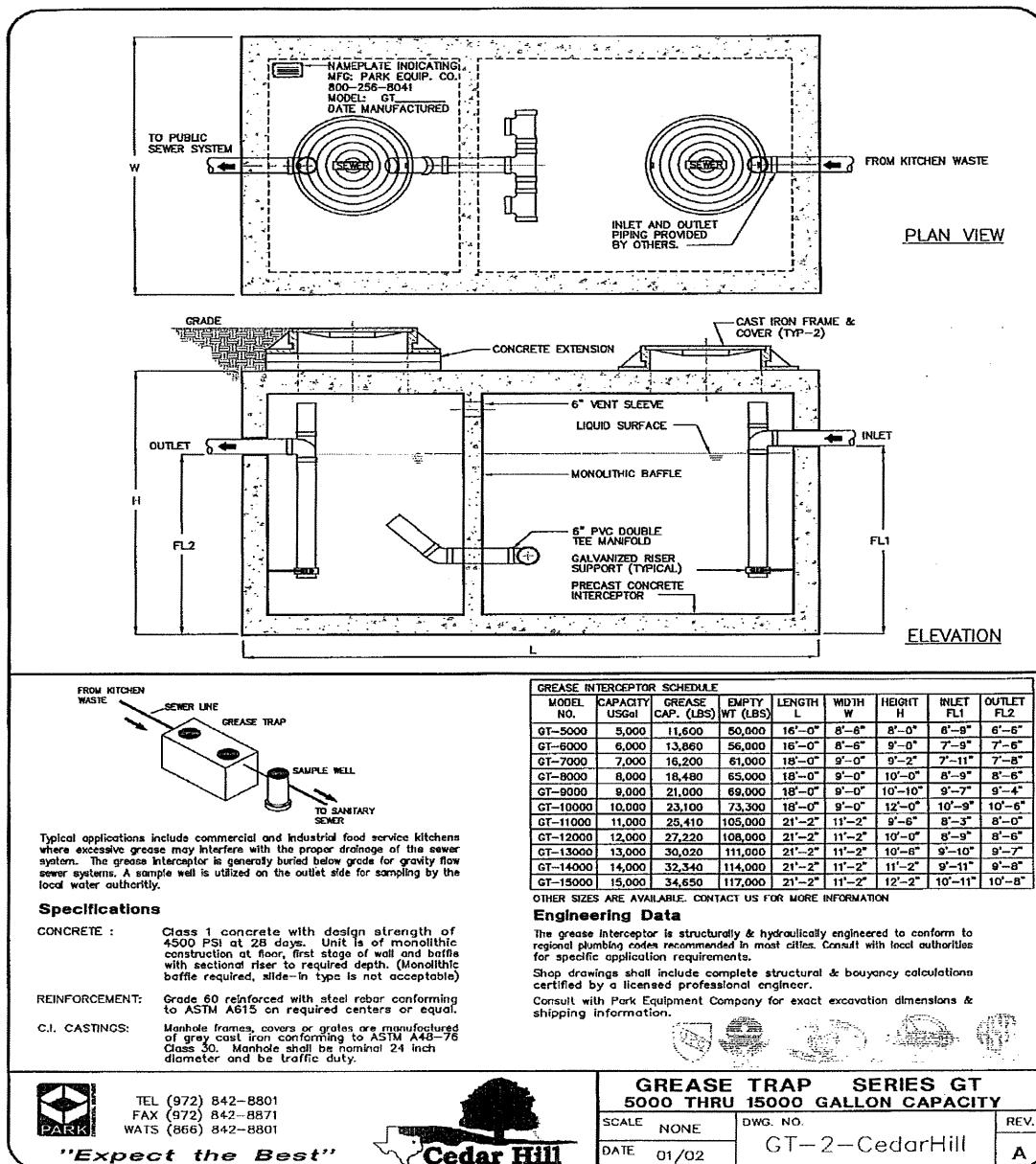


Diagram 1003.1(2)

(45) Section 1101.8 is amended to read as follows:

1101.8 Cleanouts required. Cleanouts or manholes shall be installed in the storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

(46) Section 1109 is deleted.

(47) Section [F] 1202.1 is amended to read as follows:

[F] 1202.1 Nonflammable medical gases. Nonflammable medical gas systems, inhalation anesthetic systems and vacuum piping systems shall be designed and installed in accordance with NFPA 99 most current edition.

(48) Appendix E is adopted as written as follows:

Appendix E Sizing of water piping system. This appendix is adopted into this ordinance and may be used with the prior approval of the Building Official.

SECTION 3. SAVINGS CLAUSE

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

SECTION 4. ENFORCEMENT OF PENALTY

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitute a separate offense and shall be punishable by separate fines for each offense.

SECTION 5. SEVERANCE CLAUSE

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

SECTION 6. INCORPORATION INTO CODE OF ORDINANCES

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

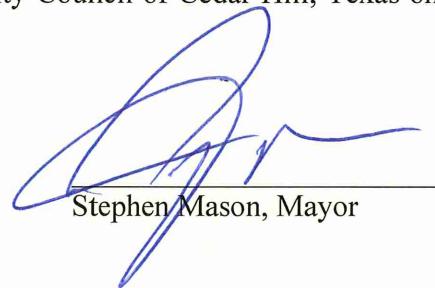
SECTION 7. EFFECTIVE DATE

Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

SECTION 8. PUBLICATION

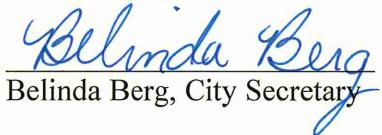
The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED, ADOPTED AND APPROVED by the City Council of Cedar Hill, Texas on this 22 day of April, 2025.



Stephen Mason, Mayor

ATTEST:



Belinda Berg, City Secretary

APPROVED AS TO FORM



Ron G. MacFarlane Jr., City Attorney