

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 15, “OTHER CODES ADOPTED”, ARTICLE 15-3, “MECHANICAL CODE”, TO TITLE IT “RESIDENTIAL CODE” AND TO ADOPT THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, AS THE CITY OF COPPELL RESIDENTIAL BUILDING CODE; PROVIDING AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE 2024 EDITION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION OF THIS ORDINANCE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; EXCEPT HOWEVER, WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE WHICH IS A VIOLATION OF ANY PROVISION OF LAW THAT GOVERNS FIRE SAFETY, ZONING, OR PUBLIC HEALTH AND SANITATION, INCLUDING DUMPING OF REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Coppel, Texas be and the same is hereby amended by amending Chapter 15, Article 15-3, “Residential Code” in part to adopt the International Residential Code, 2024 Edition, to include all appendices, with amendments to read as follows:

“ARTICLE 15-3. RESIDENTIAL CODE”

Sec. 15-3-1. Residential Code - Adopted.

There is hereby adopted the International Residential Code, 2024 Edition, and made a part hereof for all purposes, the same as if fully copied in full herein, with the exception of such sections hereof, which are hereafter deleted, modified or amended.

Section 15-3-2 Amendments.

The following sections of the International Residential Code, 2024 Edition, are hereby amended to read as follows:

1. Amend Section R101.1 to read as follows:

R101.1 Title. These regulations shall be known as the *Building Code* of the City of Coppell, hereinafter referred to as “this code.”

2. Amend Section R103.1 to read as follows:

R103.1 Creation of enforcement agency. The Department of Building Inspections is hereby created and the official in charge thereof shall be known as the *building official*.

3. Section R104.10.1 Flood Hazard areas shall be deleted in its entirety.

4. Amend Section R105.2 to read as follows:

R105.2 Work Exempt from Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,927L) and the ratio of the height to diameter does not exceed 2 to 1.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches (610mm) deep or have walls entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18927 L).
4. Swings and other playground equipment accessory to a one- or two-family dwelling.
5. Window awnings supported by an exterior wall.

5. Section R105.3.1.1 shall be deleted in their entirety.

6. Amend Section 107.1 to read as follows:

106.1 General. A complete set of construction documents prepared by a registered design professional, special inspections information, and structural observation programs and other data shall be submitted with each permit application through the administrative process in use at the time of application. Where special conditions exist, the building official is authorized to require additional construction documents prepared by a registered design professional.

Exception: The *building official* is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

5. Amend Section R112.1.1 to read as follows:

Section R112.1.1 Building and Standards Commission. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals to be called the Building and Standards Commission. The board of appeals shall be appointed by the applicable governing authority and shall hold office per the posted schedule. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

6. Section R112.3 Qualifications shall be deleted in its entirety.

7. Amend Table R301.2 (1) as follows: (No changes to footnotes)

TABLE R301.2 (1)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER- LAYMENT ^h	FLOOD HAZARDS ^f	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ⁿ		Weathering ^a	Frost Line Depth ^b	Termites ^c					
5 lb/ft	115 (3 sec-gust)/ 76 fastest mile	No	No	No	A	Moderate	6"	Very Heavy	22° F	No	Local Code	150	64.9° F

8. Amend Section R309.2 to read as follows:

R313.2 NFPA 13R Sprinkler Systems. When buildings of Group R used for one- and two-family dwellings have a total floor area in excess of 10,000 square feet, including garages and open covered porches, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system if under 10,000 square feet. If the addition or alteration increases the square footage over 10,000 square feet it shall also be sprinklered.

9. Amend Section R308.1, to read as follows:

R319.1 Address identification. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is plainly visible from the street or road fronting the property and where an alley exists, the address identification shall be legible and placed in a position that is plainly visible from the alley. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument or other sign or means shall be used to identify the structure. Address identification shall be maintained.

10. Amend Section R401.2 by adding a new paragraph following the existing paragraph to read as follows:

Section R401.2. Requirements. Foundations and/or footings, or any size addition to an existing foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer. Construction shall be capable of accommodating all loads in accordance with Section

R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.

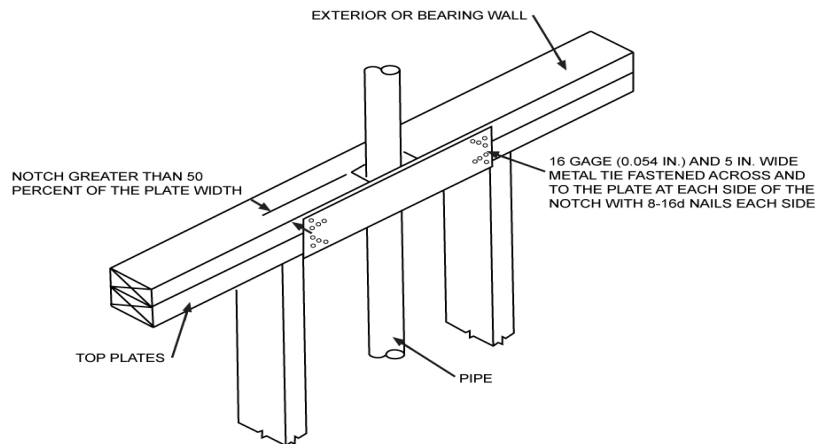
11. Amend Section R602.6.1, to read as follows:

R602.6.1 Drilling and Notching of Top Plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening.

See figure R602.6.1. {remainder unchanged}

12. Delete Figure R602.6.1 and insert the following figure:

WALL CONSTRUCTION



For SI: 1 inch = 25.4 mm

FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING

13. Chapter 11 [RE] – Energy Efficiency is deleted in its entirety and replaced with the following:

N1101.1 Scope. This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

N1101.2 Compliance. Compliance shall be demonstrated by meeting the requirements of the residential provisions of 2015 International Energy Conservation Code.

14. Amend Section M1305.1.2, to read as follows:

M1305.1.2 Appliances in attics. *Attics* containing *appliances* requiring access shall be provided . . . {bulk of paragraph unchanged} . . . A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300 lb. (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed... {remaining text unchanged}

15. Amend Section G2412.5 (401.5) by adding a second paragraph to read as follows:

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag: "WARNING 1/2 to 5 psi gas pressure Do Not Remove."

16. Amend Section G2413.3 (402.3) by adding an exception to read as follows:

Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of 1/2" (18 EDH).

17. Amend Section G2415.12 (404.12) to read as follows:

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade, except as provided for in Section G2415.12.1

18. Amend Section G2415.12.1 (404.12.1) to read as follows:

G2415.12.1 Individual outside appliances. Individual lines to outside lights, grills or other appliances shall be installed a minimum of 12 inches (203 mm) below finished grade.... {Rest unchanged}.

19. Amend Section P2603.5.1 to read as follows:

P2603.5.1 Sewer Depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

20. Create new section Appendix Q to read as follows:

Appendix Q: Sound Transmission and Attenuation Standards

Q101.1 Zone. For the purposes of this code, a noise attenuation area is established, which is a two thousand feet (2,000') measured eastward from the centerline of the Freeport Parkway from its intersection within the northern city limits southward to the southern city limit.

Q101.2 Map. This noise zone shall include such territory or portion of the city as designated and depicted on the noise attenuation zone map (Fig. App K-101.2, a copy of which is on file with the Building Official) and incorporated into this code and made a part of it for all intents and purposes.

Q101.3 Definitions.

Sound Transmission Class (STC) is calculated over the frequency range of 125 to 4,000 Hz and provides a single number rating for determining airborne sound transmission loss of exterior building facades, interior room partitions and other construction elements (such as windows and doors) which are subjected to noise from speech, television, radio, office equipment and other

mid to high frequency noise sources. The STC rating is determined in accordance with ASTM E413.

Outdoor-indoor transmission class (OITC) is calculated over the frequency range of 80 to 4,000 Hz and provides a single number rating for determining airborne sound transmission loss of exterior building facades and exterior façade elements (window and doors) which are subject to transportation noise (aircraft, trains, automobiles, and other low to mid frequency noise sources). The OITC rating is determined in accordance with ASTM E1332.

Q102.1 Certified plans. The building official shall not issue a building permit for any residential building structure for human occupancy or part thereof within the attenuation zone as defined herein unless the plans and specifications accompanying the application for the permit comply with the requirements set forth in this Appendix or the plans are designed by a certified acoustical noise consultant to achieve the noise reduction in section Q103.1 of this Appendix.

Q102.2 Noise consultants. Certified acoustical noise consultants include members of the National Council of Acoustical Consultants and others who are approved by the building official, such approval being based on the demonstration of competence and credentials in the area of architectural acoustics.

Q102.3 Building intrusion in a noise zone. A residential structure which is located partly within the noise attenuation zone and partly outside shall be considered within the most restrictive of the noise zones within which it is located for purposes of this Appendix.

Q103.1 Noise reductions standards. Plans for the construction of buildings within noise attenuation zone shall be certified as achieving at least the outdoor to indoor noise level reductions (NLR) as measured in decibels within the building of 25 NLR in a 2,000-foot zone as measured from the 65 DNL Noise Zone/Freeport Parkway

Q104.1 Noise Level Reduction – 25 Decibels Compliance. Compliance Q104.1 through Q104.8 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 25 decibels.

Q104.2 Air leakage for all buildings.

- (1) The requirements of this Appendix shall apply to the design of the exterior envelope of all buildings in the designated attenuation zone designed for human occupancy. The requirements of this section are not applicable to the separation of interior spaces from each other.
- (2) The following locations shall be sealed, caulked, gasketed or weather-stripped to limit or eliminate air infiltration:
 - (a) Exterior joints around windows and door frames between the window or door frame and the framing;
 - (b) Openings between walls and foundations;
 - (c) Between the wall sole plate and the rough flooring;
 - (d) Openings at penetrations of utility services through walls, floor, and roofs;
 - (e) Between wall panels at corners;
 - (f) All other such openings in the building envelope.
- (3) Through the wall, floor, or roof/ceiling penetrations not specifically addressed in these sections shall be designed to limit sound transmission and shall have the same average laboratory sound transmission classification as required for doors.

Q104.3 Exterior walls.

- (1) Exterior walls, other than as described in this section, shall have an average laboratory sound transmission class rating of at least STC-37 and minimum OITC 30;
- (2) Minimum OITC 30;
- (3) Masonry walls having a weight of at least 25 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered;
- (4) Stud walls shall be at least four inches in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.
 - (a) The interior surface of the exterior walls shall be of gypsum board or plaster at least one-half inch thick, installed on the studs.
 - (b) Continuous composition board, plywood or gypsum board sheathing at least one-half inch thick, or equivalent, shall cover the exterior side of the wall studs.

- (c) Sheathing panels shall be covered on the exterior with overlapping building paper.
- (d) Insulation material at least R-13 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber, mineral wool, or foam plastic insulation.

Q104.4 Exterior windows.

- (1) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33 and minimum OITC 25; or
- (2) Windows shall have a minimum OITC 25.
- (3) Windows shall be double-glazed with one pane at least three-sixteenths of an inch thick. Panes of glass shall be separated by a minimum of one-half inch airspace.
- (4) All operable windows shall be weather-stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.
- (5) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.
- (6) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal Specifications: TT-S-00227, TT-S-0230 or TT-SS-00153.

Q104.5 Exterior doors.

- (1) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-27 and minimum OITC 25; or
- (2) Exterior doors shall be minimum OITC 25.
- (3) All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least one-and-three-quarters inch thick and shall be fully weather-stripped.
- (4) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance as specified in Q104.4 (3). The glass in the sliding doors shall be double glazed with panes at least three-sixteenths of an inch thick.
- (5) Glass, over two square feet in area, in doors shall be sealed in an airtight sealant or in a soft elastomer gasket or glazing tape.

- (6) The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Q104.4(5).

Q104.6 Roofs.

- (1) Combined roof and ceiling construction other than described in this section and AK104.7 shall have an average laboratory sound transmission class rating of at least STC-43 and minimum OITC 35; or
- (2) With an attic or rafter space at least 12 inches deep, and with a ceiling below, the roof shall consist of one-half inch composition board, plywood or gypsum board sheathing topped by roofing as required;
- (3) Open-beam roof construction shall follow the energy insulation standard method for batt insulation;
- (4) Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-33 and minimum OITC 25;
- (5) Roof shall have a minimum OITC 35.

Q104.7 Ceilings.

- (1) Gypsum board or plaster ceilings shall be five-eighths of an inch thick. Ceilings shall be substantially airtight with a minimum of penetration.
- (2) Glass fiber, mineral wool, or foam plastic insulation at least R-30 shall be provided above the ceiling between joists.
- (3) Minimum OITC 35.

Q104.8 Ventilation.

- (1) A ventilation system shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet-metal transfer ducts of at least 20 gauge steel, which shall be lined with one-inch-thick coated glass fiber, and shall be at least five feet long with one 90-degree bend.

- (2) Gravity vent openings in attics shall be as close to code minimum in number and size as practical.
- (3) Bathroom, laundry and similar exhaust ducts connecting the interior space to the outdoors shall contain at least a five-foot length of internal sound-absorbing duct lining. Exhaust ducts less than five feet in length shall be fully lined and shall also meet the provisions of Q104.2 (3). Each duct shall be provided with a bend in the duct such that there is no direct line of sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least one inch thick. In areas (i.e., shower rooms) which produce moisture, duct lining shall be made of nonabsorbent material; commercial kitchen exhaust systems and product conveying duct systems shall be exempt.
- (4) Fireplaces shall be provided with well-fitted dampers and tightly fitting glass or metal doors.
- (5) Through-wall fans and air conditioning units are not allowed.

SECTION 2. If any section, subsection, paragraph, sentence, phrase or work in this ordinance, or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council of the City of Coppel, Texas hereby declares it would have enacted such remaining portions despite any such invalidity.

SECTION 3. That the repeal of any ordinance or any portion thereof by the preceding sections shall not affect or impair any act done or right vested or accrued or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceedings, suit or prosecution had or commenced shall

remain in full force and effect to all intents or purposes as if such ordinance or part thereof so repealed shall remain in force.

SECTION 4. That any person, firm or corporation violating any of the provisions of this ordinance or the Code of Ordinances as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Coppell, Texas, shall be subject to a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except where a different penalty has been established by State law for such offense, the penalty shall be that fixed by State law, and for any offense which is a violation of any provision of law that governs fire safety, zoning or public health and sanitation, including dumping of refuse, the penalty shall be fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such offense is continued shall constitute a new and separate offense.

SECTION 5. That this ordinance shall become effective immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of Coppell, Texas, this the _____ day of _____, 2025.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT HAGER, CITY ATTORNEY