

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	24662	Agenda Number	114.
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Meeting Date:	5/23/2013	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance repealing and replacing Article 6 of City Code Chapter 25-12 to adopt the 2012 Uniform Plumbing Code and local amendments.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	June 24, 2010 – Council adopted the 2009 Uniform Plumbing Code with local amendments.
For More Information:	Dan McNabb, 974-2752; Leon Barba, 974-7254.
Boards and Commission Action:	February 26, 2013 - Unanimously approved by the Mechanical, Plumbing and Solar Board on a 5-0 vote.
MBE / WBE:	
Related Items:	

Additional Backup Information

The proposed amendments to the Uniform Plumbing Code provide for changes that include water conservation initiatives mandated by the State of Texas for plumbing fixtures and irrigation systems. The amendments also provide many allowances and regulations for uses of auxiliary waters such as gray water, reclaimed water, rainwater harvesting and condensate.

Highlights of the draft ordinance are as follows:

- Section 322.0 Smoke Detectors and Carbon Monoxide Detectors requirements.
- Section 408.5.1 Accessible Shower Stalls. Only requires emergency floor drains outside of accessible showers in Group "I" (Institutional) occupancies as defined in the Building Code.
- Section 508.4 Water Heaters in Attics and Ceilings. Language was added restricting the installation of storage water heaters exceeding 17 gallons in capacity in attics and above ceilings unless accessible through a vertical

opening located on the same floor level.

- Sections 710.2 Sewer Discharge. Language added to restrict pumped sewer discharge piping from being run under or within a one-and-two family dwelling unless the piping is accessible.

Gray Water

- Council Resolution 20120126-047 directed staff to work with the Gray water Working Group and other stakeholders to alleviate impediments for single-family residential gray water systems. Eight of the thirteen impediments identified are addressed by adopting the 2012 Uniform Plumbing Code.
- Section 103.1.3 Homestead Permits. Language added to allow Homeowners to install gray water systems for one and two family residential dwellings up to a maximum discharge capacity of 250 gallons per day for a Homestead Permit. A residential review is not required but a plumbing permit and inspection will be required. The Austin Water Utility Water Conservation Division will address other identified impediments by providing support to Citizens by addressing other Gray Water Design Impediments by creating a published guideline for permitting approved design.
- The Gray water code amendment is supported by the Council appointed Gray Water Working Group.