

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING CHAPTER 5 OF THE MESQUITE CITY CODE, BY REPEALING AND REPLACING CHAPTER 5, ARTICLE VI (PLUMBING CODE), DIVISIONS 1 AND 2, IN THEIR ENTIRETY THEREBY ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE (I.P.C.) AND PROVIDING CERTAIN LOCAL AMENDMENTS THERETO; PROVIDING CONFLICTS RESOLUTION, SEVERABILITY, AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION OF THE CAPTION HEREOF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City Council of the City of Mesquite, Texas (“**City Council**”), to protect the public health, safety, and welfare; and

WHEREAS, the City of Mesquite, Texas, (“**City**”) is a home-rule municipality acting under its Charter adopted, and amended, by the electorate pursuant to Article 11, [Section 5](#) of the Texas Constitution and [Chapter 9](#) of the Texas Local Government Code; and

WHEREAS, a home-rule municipality has full power of local self-government, pursuant to Texas Local Government Code, Title 2, Subtitle D, Chapter 51, [Section 51.072\(a\)](#); and

WHEREAS, the City shall have the power to enact and enforce ordinances necessary to protect health, life and property and to prevent and summarily abate and remove all nuisances, and to preserve and enforce good government and order and security of the City and its inhabitants, pursuant to Article III, [Section 2](#) of the Mesquite City Charter; and

WHEREAS, a home-rule municipality may enforce ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants, pursuant to Texas Local Government Code, Title 2, Subtitle D, Chapter 54, [Section 54.004](#), as amended; and

WHEREAS, the City shall have the power to provide for the issuance of permits for erecting all buildings, for the inspection of the construction of buildings in respect to proper wiring for electric lights and other electrical appliances, piping for gas, flues, chimneys, plumbing, and sewer connections; and to enforce proper regulations in regard thereto; and the City shall also have the power to provide for license, permit and inspection fees, pursuant to Article III, [Section 28](#) of the Mesquite City Charter; and

WHEREAS, on March 17, 2026, the Building Standards Board held public hearings to discuss the adoption of the 2024 Edition of the International Plumbing Code (“**I.P.C.**”) and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, the Building Standards Board, by majority vote, has recommended the City Council adopt the 2024 Edition of the **I.P.C.** and the additions, deletions, and amendments (“**the local amendments**”) thereto, attached hereto as **EXHIBIT A**; and

WHEREAS, upon the favorable recommendation of the Building Standards Board and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2024 Edition of the **I.P.C.** and the local amendments thereto, should be approved and adopted as the Plumbing Code of the City of Mesquite, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. Recitals Incorporated.

The City Council hereby finds and determines the recitals made in the preamble of this Ordinance are true and correct, and hereby incorporates such recitals here in the body of this Ordinance as if copied in their entirety.

**SECTION 2. MESQUITE CITY CODE TEXT AMENDMENT:
Amending Chapter 5, Article VI – Plumbing Code.**

The Mesquite City Code is hereby amended as identified in **EXHIBIT A** and said exhibit is attached hereto and made a part hereof, and in all other respects, said Code, Chapters, and Articles shall remain in full force and effect.

SECTION 3. Conflicts Resolution Clause.

In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Mesquite and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Severability Clause.

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance and the Mesquite City Code, as hereby or previously amended, which shall remain in full force and effect.

SECTION 5. Savings Clause.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Mesquite City Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Penalty Clause.

Any violation of the provisions or terms of this Ordinance by any “person,” as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite City Code, Chapter 1, [Section 1-6](#), as amended.

SECTION 7. Publication.

This Ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

SECTION 8. Effective Date.

The effective date of this Ordinance is June 1, 2026.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ON THE 18TH DAY OF MAY 2026.

Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

MESQUITE CITY CODE

* * *

Chapter 5 – BUILDINGS AND CONSTRUCTION

* * *

ARTICLE VI. PLUMBING CODE

Editor's note:

[Existing Chapter 5, Article VI (Plumbing Code), Divisions 1 and 2, shall be repealed in their entirety and replaced with the following text.]

DIVISION 1. - Generally

Sec. 5-181. Short title.

This article shall be known and cited as the "Mesquite Plumbing Code" and may hereinafter be referred to in this article as "this code."

(Ord. No. 4801, § 2(Exh. E), 9-21-20)

Sec. 5-182. Adopted.

The International Plumbing Code (I.P.C.), 2024 Edition, a publication of the International Code Council (I.C.C.), is hereby adopted by reference and incorporated herein to the same extent as if such code were copied verbatim in this Section, subject to the deletions, additions, and amendments ("the local amendments") as may be prescribed in this article. A copy of the International Plumbing Code, 2024 Edition, and the local amendments thereto shall be maintained in the Office of the City Secretary.

(Ord. No. 4801, § 2(Exh. E), 9-21-20)

Sec. 5-183. Penalties.

(a) *Criminal penalty.* Any violation of the provisions or terms of this article by any "person," as defined in Mesquite City Code, Chapter 1, [Section 1-2](#), shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine, or any other general penalties, as provided in Mesquite City Code, Chapter 1, [Section 1-6](#), as amended.

(b) *Civil penalty.* The City may file any other civil actions for enforcement of this article as authorized by law.

(Ord. No. 4801, § 2(Exh. E), 9-21-20)

Charter reference— Enforcement of ordinances, Art. III, § 28.

Cross reference— General penalties, [§ 1-6](#).

State Law reference— General Enforcement Authority of Municipalities;

Penalty, V.T.C.A. Local Government Code, § 54.001;

Civil Action, V.T.C.A. Local Government Code, § 54.012;

Civil Penalty, V.T.C.A. Local Government Code, § 54.017.

Sec. 5-184. - Applicability.

The provisions of this article shall apply with equal force to all buildings, structures and premises, whether public or private, within the corporate limits of the city and shall also apply to buildings, structures and premises located outside the corporate limits when connected to the waterworks or sewage system of the city. The various departments and buildings of the city, the Mesquite Independent School District, county, state and all churches shall be subject to the provisions of this article insofar as the same may be applicable, but shall be exempt from the requirements of fees as provided herein.

(Ord. No. 4801, § 2(Exh. E), 9-21-20)

Sec. 5-185. - Responsibility for safe work.

This article shall not be construed to relieve from or lessen the responsibility or liability of any person owning, operating, controlling or installing any plumbing, to install or control same in a safe manner, or for damages to persons or property caused by any defect therein; nor shall the city be held as assuming any such liability by reason of the inspection or reinspection authorized herein, or by reason of the approval or disapproval of any plumbing equipment or fixtures.

(Ord. No. 4801, § 2(Exh. E), 9-21-20)

Secs. 5-186 – 5-205. – Reserved.

[The remainder of this page is intentionally left blank.]

DIVISION 2. – AMENDMENTS

Sec. 5-206. Local Amendments to the International Plumbing Code, 2024 Edition.

- (a) *Specific code provisions.* Amendments included in this section are intended to be specific code provisions. If there is a conflict between a provision in the published International Plumbing Code (I.P.C.), 2024 Edition, and this section, the specific provisions of this section shall control.
- (b) *Table of the local amendments.* The following table contains the local amendments to the I.P.C., 2024 Edition.
 - (1) Table Legend.
 - a. Column 1: Item Reference Number
 - b. Column 2: Related I.P.C. Code Section Number and Title
 - c. Column 3: Local Amendment to I.P.C.
 - d. (...): Dots (...) (i.e., an ellipsis) indicate the omission of intact and unchanged text which has not been reproduced for efficiency purposes. It is intended that the text in the I.P.C., not set forth in this section and instead denoted by dots (...), shall remain intact and unchanged from the language existing prior to adoption of this section.
 - e. (* * *): Asterisks (* * *) indicate the omission of intact and unchanged text which has not been reproduced for efficiency purposes. It is intended that the text in the I.P.C., not set forth in this section and instead denoted by asterisks (* * *), shall remain intact and unchanged from the language existing prior to adoption of this section.
 - (2) TABLE OF LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL PLUMBING CODE

[The remainder of this page is intentionally left blank.]

EXHIBIT A TO ORDINANCE NO. _____.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article VI – Plumbing Code, Divisions 1 and 2
 Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

No.	IPC Code Section No. Title	Local Amendment to IPC
01	IPC 101.1 Title.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>101.1: Title. These regulations shall be known as the Plumbing Code of the City of Mesquite, Texas, ("Mesquite Plumbing Code") and may hereinafter be referred to as "this code."</p>
02	IPC 102.8 Referenced Codes and Standards.	<p><i>Amend section and add an exception to read as follows:</i></p> <p>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 Section 102.8.1 and 102.8.2. 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. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.</p> <p>Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer’s installation instruction shall apply.</p>
03	IPC 105.1.1 Annual Permit.	<i>Delete this section.</i>
04	IPC 105.1.2 Annual Permit Records.	<i>Delete this section.</i>
05	IPC 105.3.2 Time Limitation of Application.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>105.3.2: Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 45-days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 45-days each. The extension shall be requested in writing and justifiable cause demonstrated.</p>

EXHIBIT A TO ORDINANCE NO. _____.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article VI – Plumbing Code, Divisions 1 and 2
 Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

06	IPC 105.5.3 Expiration.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>105.5.3: Expiration. Every permit issued shall expire and become null and void if (i) the permittee fails to commence work on the site authorized by such permit within 30-days after its issuance, or (ii) the permittee fails to have the work authorized on the site by such permit inspected during any 90-day period after the work has commenced. It shall be unlawful to commence or recommence work after a permit expires without obtaining a new permit or receiving an extension from the Building Official. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90-days each. The extension shall be requested in writing and justifiable cause demonstrated.</p>
07	IPC 105.5.4 Extension.	<p><i>Delete this section.</i></p>
08	IPC 108.2 Fee Schedule.	<p><i>Amend by adding a sentence [after the first and only sentence of the section] to read as follows:</i></p> <p>108.2: Schedule of permit fees.</p> <p style="text-align: center;">* * *</p> <p>See Mesquite City Code, Appendix D - Comprehensive Fee Schedule, for applicable fees.</p>
09	IPC 108.6 Refunds.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>108.6: Refunds. In the case where a fee was paid or collected erroneously, the Building Official shall authorize a one hundred percent (100%) refund of said fee. In the case where a fee was paid or collected and when no work was performed under a permit issued in accordance with this Code, the Building Official shall authorize a partial refund, of not more than eighty percent (80%) of the permit fee, in accordance with this Section. The Building Official shall not authorize refunding of any fee paid except on written request filed by the original permittee not later than 180-days from the date of fee payment.</p>

10	IPC SECTION 112: Appeals.	<p><i>Amend title and section in its entirety to read as follows:</i></p> <p>Section 112: APPEALS</p> <p>112.1: General.</p> <p>Except as otherwise provided, any person shall have the right to appeal an administrative decision of the Building Official, Fire Official, or any other City official to the Building Standards Board, when said decision is relative to the application, enforcement, or interpretation of this Code.</p> <p>The Building Standards Board is established in Mesquite City Code, Chapter 20, Article IV, Division 4 (Building Standards Board).</p> <p>The process and procedures for appealing an administrative decision are set forth in Chapter 5, Article XIII (Appeals of Administrative Decisions to Building Standards Board).</p> <p>Appeal of an Administrative Decision relative to a Certificate of Occupancy:</p> <p>When an appeal of an administrative decision is relative to a Certificate of Occupancy the appeal shall be to the Board of Adjustment for its denial, revocation, suspension, or otherwise (in accordance with Mesquite Zoning Ordinance, Part 5, 5-100, Section 5-106 (Certificate of Occupancy)).</p> <p>The process and procedures for appealing an administrative decision relative to a Certificate of Occupancy, or any other administrative decision made under the Mesquite Zoning Ordinance, are set forth in Mesquite Zoning Ordinance, Part 5, 5-200, Section 5-210 (Appeals of Administrative Decisions to Board of Adjustment).</p>
11	IPC 114.1 Unlawful Acts.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>114.1: Unlawful acts.</p> <p>It shall be unlawful for any person, firm, corporation, or entity to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure, or equipment regulated by this code, or cause same to be done, in conflict with, or in violation of, any of the provisions of this code.</p>
12	IPC 114.2 Notice of Violation.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>114.2: Notice of violation.</p> <p>The building official is authorized to serve a notice of violation or order on the owner of the premises, or any person, firm, corporation, or other entity responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure, in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order may direct the discontinuance of the illegal action or condition and the abatement of the violation.</p>

EXHIBIT A TO ORDINANCE NO. _____.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article VI – Plumbing Code, Divisions 1 and 2
 Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

13	IPC 114.3 Prosecution of Violation.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>114.3: Prosecution of violation. Failure to promptly comply with notice of violation issued by the building official shall constitute a separate violation of this code and may be prosecuted as such by the City. This section shall not be construed as requiring notification, or any other condition, to any proceeding seeking to address any violation of the provisions of this code.</p>
14	IPC 114.4 Violation Penalties.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>114.4: Violation penalties. Any person who violates a provision of this code, or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issue under the provisions of this code shall be subject to penalties as prescribed by law and herein in this Article. Nothing in this code shall be construed to interfere, inhibit, or otherwise affect the pursuit of legal remedies or proceedings to restrain, correct, abate, or otherwise address any violation of this code, or to remove or terminate unlawful occupancy of a premises in violation of the provisions of this code.</p>
15	IPC SECTION 202: General Definitions	<p><i>Amend section by changing the definition for "Code Official" to read as follows:</i></p> <p>CODE OFFICIAL. The Building Official, or other authority designated by the Building Official, charged with the administration and enforcement of this Code.</p>
16	IPC 305.1 Protection Against Contact.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>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 plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.</p>
17	IPC 305.4.1 Sewer Depth.	<p><i>Add this sentence to the end of the existing paragraph:</i></p> <p>305.4.1: Sewer depth.</p> <p style="text-align: center;">* * *</p> <p>Building sewers shall be a minimum of 12 inches (304 mm) below grade.</p>

EXHIBIT A TO ORDINANCE NO. _____.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article VI – Plumbing Code, Divisions 1 and 2
 Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

18	IPC 306.2.5 Plastic Sewer and DWV Piping Installation.	<p><i>Add a new section to read as follows:</i></p> <p>***306.2.5: Plastic sewer and DWV piping installation.</p> <p>Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer’s installation instructions and ASTM D2321. Trench width shall be controlled to not exceed the outside 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 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.</p>
19	IPC 401.1 Scope.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>401.1: Scope.</p> <p>This chapter shall govern the materials, design and installation of plumbing fixtures, faucets and fixture fittings in accordance with the type of occupancy and shall provide for the minimum number of fixtures for various types of occupancies. The provisions of this chapter are meant to work in coordination with the provisions of the International Building Code. Should any conflicts arise between the two codes, the Code Official shall determine which provision applies.</p>
20	IPC 403.1 Minimum Number of Fixtures.	<p><i>Amend section in its entirety [leaving the Table unchanged] to read as follows:</i></p> <p>403.1: Minimum number of fixtures.</p> <p>Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the Code Official. The number of occupants shall be determined by the International Building Code.</p> <p>In other than E Occupancies, the minimum number of fixtures in Tabel 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official.</p>
21	IPC Table 403.1	<p><i>Add footnote “g” to read as follows:</i></p> <p>Table 403.1</p> <p>* * *</p> <p>g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.</p>

22	IPC 413.4 Required Location For Floor Drains.	<p><i>Amend title and section in its entirety to read as follows:</i></p> <p>413.4: Required location for floor drains.</p> <p>Floor drains shall be installed in the following areas:</p> <ol style="list-style-type: none"> 1. In public 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. <div style="margin-left: 40px;">Exception: In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.</div> 3. Public restrooms. 4. Closets containing mop/service sinks.
23	IPC 502.3 Water Heaters Installed In Attics.	<p><i>Amend by adding the following text to the end of the existing section to read as follows:</i></p> <p>502.3: Water heaters installed in attics.</p> <p style="text-align: center;">* * *</p> <p>As a minimum, access to the attic space shall be provided by one of the following:</p> <ol style="list-style-type: none"> 1. A permanent stair. 2. A pull-down stair rated for 300 lb. minimum. 3. An access door from an upper floor level.
24	IPC 504.7.2 Pan Drain Termination.	<p><i>Amend section by deleting the last sentence in its entirety.</i></p>
25	IPC 608.1 General.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>608.1: General.</p> <p>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 Texas Natural Resource Conservation Commission AWWA M-14 regulations and Table 608.1, and as specifically stated in Sections 608.2 through 608.16.10. When the water supply system includes a carbonated beverage dispensing system, the minimum RPZ allowed is of stainless-steel materials.</p>
26	608.17.5 Connections To Lawn Irrigation Systems.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>608.17.5: Connections to lawn irrigation systems.</p> <p>The potable water supply 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. 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.</p>

EXHIBIT A TO ORDINANCE NO. _____.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article VI – Plumbing Code, Divisions 1 and 2
 Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

27	IPC 703.6 Combined Sanitary and Storm Public Sewer.	<i>Delete this section.</i>
28	IPC 704.5 Single Stack Fittings.	<i>Add new section to read as follows:</i> 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.
29	712.4.3 Dual Pump System.	<i>Add new section to read as follows:</i> 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.
30	IPC 903.1.1 Roof Extension Unprotected.	<i>Amend by changing the first sentence to read as follows:</i> 903.1.1: Roof extension unprotected. Open vent pipes through a roof shall be terminated not less than six (6) inches (152 mm) above the roof. * * *
31	IPC 1003.3.1 Grease Interceptors and Automatic Grease Removal Devices Required.	<i>Amend section in its entirety to read as follows:</i> 1003.3.1: Grease interceptors and automatic grease removal devices required. A grease trap or grease interceptor shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias or restaurants and clubs. A permit for installation of a grease trap or grease interceptor must be obtained pursuant to Chapter 16, Article VI of the Code of the City of Mesquite. All fixtures and drains within these areas with the exception of restroom drainage lines shall be piped to go through the required grease trap. Sizing of grease traps and grease interceptors shall be in accordance with the standard operating procedures as established by the Health division of the Department Planning and Development Services.

EXHIBIT A TO ORDINANCE NO. _____.

Mesquite City Code, Chapter 5 – Buildings and Construction, Article VI – Plumbing Code, Divisions 1 and 2
 Building Standards Board Meeting Date: March 17, 2026 | City Council Meeting Date: May 18, 2026

32	IPC 1003.3.1 Grease interceptors and automatic grease removal devices required.	<p><i>Amend by adding the following text [after the first and only sentence of the section] to read as follows:</i></p> <p>1003.3.1: Grease interceptors and automatic grease removal devices required. A grease trap or grease interceptor shall be required...</p> <p style="text-align: center;">* * *</p> <p>All interceptors and separators must be connected to an active sanitary sewer system and in continuous use. All interceptors and separators no longer connected to an active sanitary sewer system or no longer in continuous use must be removed and disposed of properly within 180 days of non-continuous use.</p> <p>For purposes of this section, Continuous use is defined as having all the following:</p> <ol style="list-style-type: none"> 1. Located at a legal business possessing a valid Certificate of Occupancy; and 2. Located at a legal business with an active City of Mesquite water utilities account.
33	IPC 1106.1 General.	<p><i>Amend section in its entirety to read as follows:</i></p> <p>1106.1: General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour.</p>
34	IPC 1109 COMBINED SANITARY AND STORM PUBLIC SEWER	<p><i>Delete this section.</i></p>
35	IPC 1202.1 Nonflammable Medical Gases.	<p><i>Delete exceptions # 1 and # 2.</i></p>
36	IPC Chapter 15 ASTM D2321	<p><i>Add the following to the Referenced Standards:</i></p> <p>ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications. 306.2.5</p>

(Ord. No. 4801, § 2(Exh. E), 9-21-20; Ord. No. 4894, § 7(Exh. F), 9-7-21; Ord. No. 5061, § 3(Exh. B), 9-5-23)

Secs. 5-207—5-230. – Reserved

* * *