

PUBLIC COMMENT VERSION-October 1, 2022

07-28-2021

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

ORDINANCE NO. _____

An ordinance amending Chapter 55, “Dallas Mechanical Code,” of the Dallas City Code, as amended; adopting with certain changes the 2021 Edition of the International Mechanical Code of the International Code Council, Inc.; regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, and maintenance of mechanical work in the city; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Chapter 55, “Dallas Mechanical Code,” of the Dallas City Code, as amended, is amended by adopting the 2021 Edition of the International Mechanical Code of the International Code Council, Inc. (which is attached as Exhibit A and made a part of this ordinance), with the following amendments:

1. Chapter 1, “Administration,” of the 2021 International Mechanical Code is deleted and replaced with a new Chapter 1, “Administration,” to read as follows:

**“CHAPTER 1
ADMINISTRATION**

**SECTION 101
GENERAL**

101.1 Title. These regulations are known as the *Dallas Mechanical Code*, hereinafter referred to as “this code.”

101.2 Scope. This code regulates the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code also regulates those

PUBLIC COMMENT VERSION-October 1, 2022

34 mechanical systems, system components, equipment and appliances specifically addressed herein.
35 The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel
36 gas-fired appliance venting systems are regulated by the *Dallas Fuel Gas Code*.

37

38 **Exceptions:**

39

40 1. Detached one- and two-family dwellings and multiple single-family dwellings
41 (townhouses) not more than three stories high with separate means of egress and their
42 accessory structures must comply with the *Dallas One- and Two-Family Dwelling*
43 *Code*.

44

45 2. Mechanical systems in existing buildings undergoing repair, alterations, or additions,
46 and change of occupancy may comply with the *Dallas Existing Building Code*.

47

48 **101.3 Administrative procedures.** Except as otherwise specified in this code, all provisions of
49 Chapter 52, “Administrative Procedures for the Construction Codes,” of the *Dallas City Code*
50 apply to this code.

51

52 **101.4 Referenced codes and standards.** The codes and standards referenced in this code are
53 considered part of the requirements of this code to the prescribed extent of each such reference
54 only when such codes and standards have been specifically adopted by the city of Dallas.
55 Whenever amendments have been adopted to the referenced codes and standards, each reference
56 to the codes and standards is considered to reference the amendments as well. Any reference made
57 to NFPA 70 or the *ICC Electrical Code* means the *Dallas Electrical Code*, as amended. References
58 made to the *International Plumbing Code*, the *International Building Code*, the *International Fire*
59 *Code*, the *International Energy Conservation Code*, the *International Fuel Gas Code*, the
60 *International Existing Building Code*, and the *International Residential Code*, respectively mean
61 the *Dallas Plumbing Code*, the *Dallas Building Code*, the *Dallas Fire Code*, the *Dallas Energy*
62 *Conservation Code*, the *Dallas Fuel Gas Code*, the *Dallas Existing Building Code*, and the *Dallas*
63 *One- and Two-Family Dwelling Code*, as amended.

64

65 **Exception:** Where enforcement of a code provision would violate the conditions of the listing
66 of the equipment or appliance, the conditions of the listing and the manufacturer’s instructions
67 apply.”

68

69 2. Subsection 306.5, “Equipment and Appliances on Roofs or Elevated Structures,” of

70 Section 306, “Access and Service Space,” of Chapter 3, “General Regulations,” of the 2021

71 International Mechanical Code is amended to read as follows:

72 **“306.5 Equipment and appliances on roofs or elevated structures.** Where *equipment* requiring
73 access or appliances are located on an elevated structure or the roof of a building such that
74 personnel will have to climb higher than 16 feet (4877 mm) above grade to access a permanent
75 [~~such equipment or appliances, an~~] interior or exterior means of access shall be provided.
76 Permanent exterior ladders providing roof access need not extend closer than 12 feet (2438 mm)

PUBLIC COMMENT VERSION-October 1, 2022

77 to the finish grade or floor level below and shall extend to the equipment and appliances' level
78 service space. Such access shall not require climbing over obstructions greater than 30 inches
79 (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units
80 horizontal (33-percent slope). Such access shall not require the use of portable ladders. Where
81 access involves climbing over parapet walls, the height shall be measured to the top of the parapet
82 wall.

83

84 Permanent ladders installed to provide the required access shall comply with the following
85 minimum design criteria:

86

87 1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762
88 mm).

89

90 2. Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The
91 uppermost rung shall be a maximum of 24 inches (610 mm) below the upper edge of the
92 roof hatch, roof or parapet, as applicable.

93

94 3. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.

95

96 4. There shall be a minimum of 18 inches (457 mm) between rails.

97

98 5. Rungs shall have a minimum 0.75-inch (19.1 mm) diameter and be capable of
99 withstanding a 300-pound (136 kg) load.

100

101 6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and
102 landings capable of withstanding 100 pounds per square foot (488.2 kg/m²). Landing
103 dimensions shall be not less than 18 inches (457 mm) and not less than the width of the
104 ladder served. A guard rail shall be provided on all open sides of the landing.

105

106 7. Climbing clearance. The distance from the centerline on the rungs to the nearest
107 permanent object on the climbing side of the ladder shall be a minimum of 30 inches (762
108 mm) measured perpendicular to the rungs. This distance shall be maintained from the point
109 of ladder access to the bottom of the roof hatch. A minimum clear width of 15-inches (381
110 mm) shall be provided on both sides of the ladder measured from midpoint of and parallel
111 with the rungs except where cages or wells are installed.

112

113 8. Landing required. The ladder shall be provided with a clear and unobstructed bottom
114 landing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm)
115 centered in front of the ladder.

116

117 9. Ladders shall be protected against corrosion by *approved* means.

118

119 10. Access to ladders shall be provided at all times.

120

121 Catwalks installed to provide the required access shall be not less than 24 inches (610 mm)
122 wide and shall have railings as required for service platforms.

PUBLIC COMMENT VERSION-October 1, 2022

123
124 **Exception:** This section shall not apply to Group R-3 occupancies.
125

126 **306.5.1 Sloped roofs.** Where appliances, *equipment*, fans or other components that require
127 service are installed on [a] roofs having [a] slopes greater than four [of three] units vertical in
128 12 units horizontal (33[25]-percent slope) [or greater] and having an edge more than 30 inches
129 (762 mm) above grade at such edge, a catwalk at least 16 inches (406.4 mm) in width with
130 substantial cleats spaced not more than 16 inches (406.4 mm) apart shall be provided from the
131 roof access to a level platform at the appliance. The level platform shall be provided on each
132 side of the *appliance* or *equipment* to which access is required for service, repair or
133 maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and
134 shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm)
135 above the platform, shall be constructed so as to prevent the passage of a 21-inch diameter
136 (533 mm) sphere and shall comply with the loading requirements for guards specified in the
137 *Dallas [International] Building Code*. Access shall not require walking on roofs having a slope
138 greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves
139 obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided
140 with ladders installed in accordance with Section 306.5 or stairways installed in accordance
141 with the requirements specified in the *Dallas [International] Building Code* in the path of travel
142 to and from appliances, fans or *equipment* requiring service.
143

144 **306.5.2 Electrical requirements.** A receptacle outlet shall be provided at or near the
145 *equipment* location in accordance with NFPA 70.”
146
147

148 3. Paragraph 403.2.1, “Recirculation of Air,” of Subsection 403.2, “Outdoor Air Required,”
149 of Section 403, “Mechanical Ventilation,” of Chapter 4, “Ventilation,” of the 2021 International
150 Mechanical Code is amended to read as follows:

151 **“403.2.1 Recirculation of air.** The outdoor air required by Section 403.3 shall not be
152 recirculated. Air in excess of that required by Section 403.3 shall not be prohibited from being
153 recirculated as a component of supply air to building spaces, except that:

- 154
- 155 1. Ventilation air shall not be recirculated from one *dwelling* to another or to dissimilar
156 occupancies.
157
 - 158 2. Supply air to a swimming pool and associated deck areas shall not be recirculated
159 unless such air is dehumidified to maintain the relative humidity of the area at 60
160 percent or less. Air from this area shall not be recirculated to other spaces where more
161 than 10 percent of the resulting supply airstream consists of air recirculated from these
162 spaces. The design and installation of dehumidification systems shall comply with
163 ANSI/ACCA 10 Manual SPS.
164
 - 165 3. Where mechanical exhaust is required by Note b in Table 403.3.1.1, recirculation of
166 air from such spaces shall be prohibited. Recirculation of air that is contained

PUBLIC COMMENT VERSION-October 1, 2022

167 completely within such spaces shall not be prohibited. Where recirculation of air is
168 prohibited, all air supplied to such spaces shall be exhausted, including any air in excess
169 of that required by Table 403.3.1.1.
170

171 4. Where mechanical exhaust is required by Note g in Table 403.3.1.1, mechanical
172 exhaust is required and recirculation from such spaces is prohibited where more than
173 10 percent of the resulting supply airstream consists of air recirculated from these
174 spaces. Recirculation of air that is contained completely within such spaces shall not
175 be prohibited.
176

177 5. Toilet rooms within private dwellings that contain only a water closet, lavatory or
178 combination thereof may be ventilated with an approved mechanical recirculating fan
179 or similar device designed to remove odors from the air.”
180

181 4. Subsection 501.3, “Exhaust Discharge,” of Section 501, “General,” of Chapter 5, “Exhaust

182 Systems,” of the 2021 International Mechanical Code is amended to read as follows:

183 **“501.3 Exhaust discharge.** The air removed by every mechanical exhaust system shall be
184 discharged outdoors at a point where it will not cause a public nuisance and not less than the
185 distances specified in Section 501.3.1. The air shall be discharged to a location from which it
186 cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic,
187 crawl space, or be directed onto walkways.
188

189 **Exceptions:**

- 190
- 191 1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic
192 space of *dwelling units* having private attics.
193
 - 194 2. Commercial cooking recirculating systems.
195
 - 196 3. Where installed in accordance with the manufacturer’s instructions and where
197 mechanical or natural ventilation is otherwise provided in accordance with Chapter 4,
198 *listed* and *labeled* domestic ductless range hoods shall not be required to discharge to
199 the outdoors.
200
 - 201 4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration
202 of outside air is present.
203

204 **501.3.1 Location of exhaust outlets.** The termination point of exhaust outlets and ducts
205 discharging to the outdoors shall be located with the following minimum distances:
206

- 207 1. For ducts conveying explosive or flammable vapors, fumes or dusts; 30 feet (9144 mm)
208 from property lines; 10 feet (3048 mm) from operable openings into buildings; 6 feet
209 (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls

PUBLIC COMMENT VERSION-October 1, 2022

210 and operable openings into buildings which are in the direction of the exhaust
211 discharge; 10 feet (3048 mm) above adjoining grade.

212
213 2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet
214 (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings
215 into buildings; 10 feet (3048 mm) above adjoining grade.

216
217 3. For all *environmental air* exhaust: 3 feet (914 mm) from property lines; 3 feet (914
218 mm) from operable openings into buildings for all occupancies other than Group U,
219 and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be
220 considered hazardous or noxious. Separation is not required between intake air
221 openings and living space exhaust air openings of an individual dwelling unit or
222 sleeping unit where an approved factory-built intake/exhaust combination termination
223 fitting is used to separate the air streams in accordance with the manufacturer's
224 instructions.

225
226 4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above
227 the elevation required by Section 1612 of the Dallas [~~International~~] *Building Code* for
228 utilities and attendant equipment.

229
230 5. For specific systems see the following sections:

231
232 5.1. Clothes dryer exhaust, Section 504.4.

233
234 5.2. Kitchen hoods and other kitchen exhaust *equipment*, Section 506.3.13, 506.4
235 and 506.5.

236
237 5.3. Dust stock and refuse conveying systems, Section 511.2.

238
239 5.4. Subslab soil exhaust systems, Section 512.4.

240
241 5.5. Smoke control systems, Section 513.10.3.

242
243 5.6. Refrigerant discharge, Section 1105.7.

244
245 5.7. Machinery room discharge, Section 1105.6.1.

246
247 **501.3.2 Exhaust opening protection.** Exhaust openings that terminate outdoors shall be
248 protected with corrosion-resistant screens, louvers or grilles. Openings in screens, louvers and
249 grills shall be sized not less than ¼ inch (6.4 mm) and not larger than ½ inch (12.7 mm).
250 Openings shall be protected against local weather conditions. Louvers that protect exhaust
251 openings in structures located in hurricane-prone regions, as defined in the Dallas
252 [~~International~~] *Building Code*, shall comply with AMCA Standard 550. Outdoor openings
253 located in exterior walls shall meet the provisions for exterior wall opening protectives in
254 accordance with the Dallas [~~International~~] *Building Code*.”

255

PUBLIC COMMENT VERSION-October 1, 2022

- 256 5. Appendix A of the 2021 International Mechanical Code is adopted.
- 257 6. Appendix B of the 2021 International Mechanical Code is not adopted.
- 258
- 259 7. Appendix C of the 2021 International Mechanical code is not adopted.
- 260 8. All chapters of the 2021 International Mechanical Code adopted by this ordinance are
- 261 subchapters of Chapter 55 of the Dallas City Code, as amended.
- 262 9. All references in the 2021 International Mechanical Code to the fire code, building code,
- 263 plumbing code, electrical code, residential code, existing building code, energy conservation code,
- 264 and fuel gas code refer, respectively to Chapters 16, 53, 54, 56, 57, 58, 59, and 60 of the Dallas
- 265 City Code.

266

267

268 SECTION 2. That a person violating a provision of this ordinance, upon conviction, is

269 punishable by a fine not to exceed \$2,000. No offense committed and no liability, penalty, or

270 forfeiture, either civil or criminal, incurred prior to the effective date of this ordinance will be

271 discharged or affected by this ordinance. Prosecutions and suits for such offenses, liabilities,

272 penalties, and forfeitures may be instituted, and causes of action pending on the effective date of

273 this ordinance may proceed, as if the former laws applicable at the time the offense, liability,

274 penalty, or forfeiture was committed or incurred had not been amended, repealed, reenacted, or

275 superseded, and all former laws will continue in effect for these purposes.

276 SECTION 3. That Chapter 55 of the Dallas City Code, as amended, will remain in full

277 force and effect, save and except as amended by this ordinance. Any existing structure, system,

278 development project, or registration that is not required to come into compliance with a

279 requirement of this ordinance will be governed by the requirement as it existed in the former law

PUBLIC COMMENT VERSION-October 1, 2022

280 last applicable to the structure, system, development project, or registration, and all former laws
281 will continue in effect for this purpose.

282 SECTION 4. That the terms and provisions of this ordinance are severable and are
283 governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

284 SECTION 5. That this ordinance will take effect on _____, 20__, and it is
285 accordingly so ordained.

286 APPROVED AS TO FORM:

287

288

289

290

291 By _____

292 Assistant City Attorney

293

294

295 Passed _____