

## Chapter 8

# MINIMUM CONSTRUCTION STANDARDS

### 4-8-1: ADOPTION OF MINIMUM CONSTRUCTION STANDARDS:

In the construction, erection, installation, alteration, repair, location, relocation, replacement to, and the use and maintenance of buildings in the city of Plano the following minimum construction standards shall apply. (Ord. 2002-29, 8-26-2002)

### 4-8-2: KEY:

Commercial and residential (C/R), commercial only (C), residential only (R). (Ord. 2002-29, 8-26-2002)

### 4-8-3: FOUNDATIONS (C/R):

- A. Foundations and footings will be designed in accordance with the 2000 international building code or 2000 international residential code, whichever is applicable. Unless soil borings are submitted proving otherwise, load bearing value of soils will be assumed to be two thousand (2,000) pounds per square foot. (Ord. 2003-39, 8-25-2003)

### 4-8-4: FINISHES (C/R):

Minimum five-eighths inch ( $\frac{5}{8}$ " ) gypsum board, fire rated at furnace rooms and garages. (Ord. 2002-29, 8-26-2002)

### 4-8-5: FIRE PREVENTION (C/R):

- A. One hour rated separation between attached garage and dwelling unit. One hour rated door with closer between garage and dwelling unit. Six inch (6") gas curb between garage and dwelling unit (or garage floor 6 inches lower).
- B. Fire stop under stairs, accessible areas under stairs finished in five-eighths inch ( $\frac{5}{8}$ " ) fire rated gypsum board.
- C. Prefabricated wood floor trusses (I-joists) protected by five-eighths inch ( $\frac{5}{8}$ " ) fire rated gypsum board, rated dropped ceiling or automatic sprinkler system. If installed over a crawl space a smoke detector and a one hour rated opening must be provided. (Ord. 2002-29, 8-26-2002)

#### **4-8-6: ACCESS (R):**

- A. Maximum riser height shall not exceed seven and three-fourths inch ( $7\frac{3}{4}$ " ), minimum tread depth shall not be less than ten inches (10").
- B. Minimum attic or crawl space access must not be less than twenty two inches by thirty inches (22" x 30"). Attic access must not be located in a closet. (Ord. 2002-29, 8-26-2002)

#### **4-8-7: FIREPLACES (R):**

- A. Hearth Construction: Hearths to be constructed of fire resistant materials, to include brick or stone masonry, and ceramic tile.
- B. Minimum Hearth Extension: Fireplace opening six (6) square feet or less: minimum eight inch (8") extension on each side, minimum sixteen inches (16") in front. Fireplace opening larger than eight (8) square feet: minimum twelve inch (12") extension on each side, minimum twenty inches (20") in front.
- C. Prefabricated Fireplace Air Supply: Prefabricated fireplaces must have fresh air supply direct to exterior of dwelling.
- D. Chases Of Prefabricated Fireplace: Prefabricated fireplace chases shall be lined with minimum of one layer of five-eighths inch ( $\frac{5}{8}$ " ) gypsum board. (Ord. 2002-29, 8-26-2002)

#### **4-8-8: MECHANICAL SYSTEMS (C/R):**

Hot and cold supplies to be in sheet metal ductwork. (Ord. 2002-29, 8-26-2002)

#### **4-8-9: ELECTRICAL SYSTEMS (C/R):**

- A. All GFI locations per latest national electrical code.
- B. 110-volt, interconnected smoke detectors with battery backup, are required in each sleeping room, outside of sleeping area, on each level of dwelling unit within ten feet (10') of main heating unit.
- C. All new construction or additions over five hundred (500) square feet shall have all wiring in metallic conduit. (Ord. 2002-29, 8-26-2002)

#### **4-8-10: PLUMBING SYSTEMS (R):**

- A. PVC piping is not acceptable for supply piping, may be used for waste and vent.
- B. New water services to be minimum one inch (1") type L copper inside, type K copper, outside.
- C. Sump pumps and roof downspouts are to splash within five feet (5') of building or directly connected to storm sewer. Connection to sanitary sewer is strictly prohibited. (Ord. 2002-29, 8-26-2002)

#### **4-8-11: GENERAL (C/R):**

- A. Construction fencing, minimum four feet (4') tall, of bright orange or other readily visible color shall be placed around all open excavations.
- B. Three (3) sets of construction documents shall be submitted with building permit application. One set of construction documents, stamped approved by the city, shall be kept on the job site and be available for use by city personnel.
- C. Construction documents as submitted for residential dwellings shall include light and vent schedule, mechanical, electrical, and plumbing systems, and site plan depicting all construction in relation to setbacks, easements, streets and utilities.
- D. In the event of a conflict between the provisions of these regulations establishing minimum construction standards and other building codes or regulations of the city, the provisions hereof shall prevail. (Ord. 2002-29, 8-26-2002)

#### **4-8-12: EXTERIOR INSULATION FINISH SYSTEMS (C/R):**

Any exterior insulation finish system (EIFS) used on any portion of residential construction shall be tested by an EIFS inspection service. A report and signed certification verifying inspection and compliance with construction requirements shall be submitted prior to occupancy being granted. Commercial construction shall require a similar report and certification signed and sealed by the design professional for the project attesting to required inspection and compliance with construction requirements. (Ord. 2002-29, 8-26-2002)

#### **4-8-13: CONSTRUCTION RESTRICTIONS (C/R):**

- A. Use Of Streets: The use of streets for storage of materials in the process of being installed into the construction or alteration of a structure is strictly prohibited without the written consent of the superintendent of streets and the chief of police. It shall be the duty of the person doing said construction or alteration to do the same with the proper care for safety of persons and property. Said person shall provide and maintain such warnings, barricades, and lights wherever necessary for the protection of pedestrians or traffic.
- B. Cleanliness Of Streets: It is strictly prohibited for any person conducting the construction or alteration of any structure, or the construction or alteration of any engineering project, including, but not limited to, street or sidewalk construction, utility work, grading or landscaping, to leave an accumulation of dirt, mud, construction material or debris on any city street. Streets are to be left broom clean at the end of the workday.
- C. Night Operations Restricted: No exterior construction or alteration operations shall be performed after seven o'clock (7:00) P.M. or before seven o'clock (7:00) A.M. (prevailing time) Monday through Saturday and after six o'clock (6:00) P.M. or before nine o'clock (9:00) A.M. (prevailing time) on Sunday.
  - 1. Exception: Homeowners performing construction or alterations on their own property, as long as said operations are not accompanied by or cause excessive noise. (Ord. 2003-39, 8-25-2003)

#### **4-8-14: EXTERIOR FINISHES (R):**

- A. Exclusive of windows, doors, soffits, and miscellaneous trim, one hundred percent (100%) of the exterior finish of the front elevation (street address side) of all new residential structures shall be comprised of one or more of the following materials:
  - 1. Horizontal cedar or redwood siding.
  - 2. Vertically or diagonally oriented wood siding products.
  - 3. Clay masonry, and stone or synthetic stone products.
  - 4. Portland cement based stucco.
  - 5. "Hardie board" or cement fiber siding panels.

B. EIFS systems may only be used on front elevations of residential structures under the conditions noted in section [4-18-12](#) of this chapter.

C. Vinyl siding is prohibited from being used on the front elevation of residential structures. (Ord. 2007-26, 6-25-2007)