

**ORDINANCE NO. 2025- 844**

**AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS ADOPTING THE 2021 INTERNATIONAL MECHANICAL CODE; PROVIDING FOR THE REPEAL OF CHAPTER 4, ARTICLE VI, SECTIONS 4-101 AND 4-103 OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR HILL, TEXAS AND REPLACING SAME WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTIES; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR IMMEDIATE EFFECT; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the City of Cedar Hill, Texas is a home rule city within the State of Texas; and

**WHEREAS**, the City of Cedar Hill, Texas desires to provide for the safety, health and public welfare of the citizens of the City of Cedar Hill, Texas, by the regulation of standards for building construction and the inspection thereof; and

**WHEREAS**, the City of Cedar Hill, Texas further desires to promote and maintain current and beneficial health and safety standards in the City of Cedar Hill, Texas; and

**WHEREAS**, the City Council of the City of Cedar Hill, Texas, does find and determine that it is in the best interest of the health, safety, and general welfare of the citizens of the City of Cedar Hill, Texas to adopt the 2021 International Mechanical Code with certain modifications and additions as are herein prescribed within the corporate limits of the City of Cedar Hill, Texas and areas within 5,000 feet of the corporate limits.

**WHEREAS**, the Ordinance shall not be retroactive to existing buildings at the time of the adoption of this Ordinance but shall apply only to new construction and changes to the use, occupancy or modifications of existing buildings.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:**

**SECTION 1. Repeal of Chapter 4, Article VI, Sections 4-101 and 4-103**

The City Council of the City of Cedar Hill, Texas hereby repeals Chapter 4, Article VI, Sections 4-101 and 4-103 of the Code of Ordinances of the City of Cedar Hill, Texas and adopts this ordinance in place thereof.

**SECTION 2. Adoption of the 2021 International Mechanical Code**

The 2021 International Mechanical Code is hereby adopted and incorporated in its entirety as though fully set out at length herein, save and except such portions as are hereinafter deleted, modified or amended and the provisions of such code shall be controlling in the Ordinance 2025-844

installation, alteration or repair of buildings and the inspection thereof within the corporate limits of the City of Cedar Hill, Texas.

**2021 International Mechanical Code Additional requirements and amendments.**

(1) Section 101.1 is amended to read as follows:

**101.1 Title.** These regulations shall be known as the *Mechanical Code* of City of Cedar Hill, hereinafter referred to as “this code”.

(2) Section 102.8 is amended to read as follows:

**102.8 Referenced codes and standards.** The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 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 amendments as well. Any reference to NFPA 70 or the *National Electrical Code* (NEC) shall mean the Electrical Code as adopted.

**Exception:** Where enforcement of a code provisions would violate the conditions of the listing and the manufacturer’s installation instructions shall apply.

(3) Section 106.5.1.1 is added to read as follows:

**106.5.1.1 Investigation.** Whenever work for which a permit is required by the code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

(4) Section 106.5.1.2 is added to read as follows:

**106.5.1.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from the compliance with all other provisions of either this code or the technical codes from penalty prescribed by law.

(5) Section 106.5.2 is amended to read as follows:

**106.5.2 Fee schedule.** The fees for all mechanical work shall be adopted by resolution of the governing body of the jurisdiction.

(6) Section 106.5.3 is amended to read as follows:

**106.5.3 Fee refunds.** The code official shall establish a policy for authorizing the refunding of fees. The code official shall not authorize the refunding of any fees paid, except upon

written application filed by the original permittee not later than 180 days after the date of fee payment.

(7) Section 109.1 is amended to read as follows:

**109.1 Application for appeal.** A person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

A fee of one hundred fifty dollars (\$150.00) shall be charged for the application for appeal.

(8) Section 304.3 is amended to read as follows:

**304.3 Elevation of equipment and appliance.** Equipment and appliances shall be elevated not less than 18 inches (457 mm) above the floor in public garages, private garages, repair garages, automotive motor fuel-dispensing facilities and parking garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

(9) Section 304.7 is amended to read as follows:

**304.7 Private garages.** Appliances located in private garages shall be installed with a minimum clearance of 18 inches (457 mm) above the floor.

(10) Section 306.3 is amended to read as follows:

**306.3 Appliances in attics.** Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the center line of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), or larger where such dimensions are not large enough to allow removal of the largest appliance. A walkway to an appliance shall be rated as a floor as approved by the building official. As a minimum, access to the attic space shall be provided by one of the following:

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

4. Access Panel may be used in lieu of items 1, 2, and 3 with prior written approval of the code official due to building conditions.

**Exceptions:**

1. The passageway and level service space are not required where the appliance is capable of being serviced or removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches wide for its entire length, the passageway shall be not greater than 50 feet (15250 mm) in length.

(11) Section 306.3.1 is amended to read as follows:

**306.3.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening, walk path, and appliance. A service receptacle outlet shall be provided at or near the appliance location in accordance with the National Electrical Code.

(12) Section 306.4.1 is amended to read as follows:

**306.4.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening, walk path, and appliance. A service receptacle outlet shall be provided at or near the appliance location in accordance with the National Electrical Code.

(13) Section 306.5 is amended to read as follows:

**306.5 Equipment and appliances on roofs or elevated structures.** Where equipment and appliances requiring access are installed on roofs or elevated structures at an aggregate height exceeding 16 feet (4877 mm), such access shall be provided by a permanent approved means of access. Permanent exterior ladders providing roof access need not extend closer than 12 feet (3038 mm) to the finish grade or floor level below and shall extend to the equipment and appliance's level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) high or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

A receptacle outlet shall be provided at or near the equipment and appliance location in accordance with the Electrical Code.

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

1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).
2. Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The uppermost rung shall be not greater than 24 inches (610 mm) below the upper edge of the roof hatch, roof or parapet, as applicable.
3. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.
4. There shall be a minimum of 18 inches (457 mm) between rails.
5. Rungs shall have a minimum of 0.75- inch (19mm) diameter and be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds (488.2 kg/m<sup>2</sup>) per square foot. Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.
7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendicular to the rungs. This distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of the parallel with the rungs except where cages or wells are installed.
8. Landing required. The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in front of the ladder.
9. Ladders shall be protected against corrosion by approved means.
10. Access to ladders shall be provided at all times.

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

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

(14) Section 306.5.1 is amended to read as follows:

**306.5.1 Sloped roofs.** Where appliances, equipment, fans or other components that require service are installed on roofs having slopes greater than 3 units vertical in 12 units horizontal and having an edge more than 30 inches (762 mm) above grade at such edge, a

catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall not be less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. Access shall not require walking on roofs having a slope greater than four units vertical in 12 units horizontal (33 -percent slope). Where access involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the International Building Code in the path of travel to and from appliances, fans or equipment requiring service.

(15) Section 403.2.1 is amended to read as follows:

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

1. Ventilation air shall not be re-circulated from the dwelling to another or to dissimilar occupancies.
2. Supply air to a swimming pool and associated deck areas shall not be re-circulated unless such air is dehumidified to maintain the relative humidity of the area at 60 percent or less. Air from this area shall not be re-circulated to other spaces where 10 percent or more of the resulting supply airstream consists of air re-circulated from these spaces.
3. Where mechanical exhaust is required by Note b in Table 403.3.1.1, recirculation of air from such spaces shall be prohibited. Recirculation of air that is completely within such spaces shall not be prohibited. Where recirculation of air is prohibited, all air supplied to such spaces shall be exhausted, including any air in excess of that required by Table 403.3.1.1.
4. Where mechanical exhaust is required by Note g in Table 403.3.1.1, mechanical exhaust is required and recirculation from such spaces is prohibited where 10 percent or more of resulting supply airstream consists of air re-circulated from these spaces. Recirculation of air that is contained completely within such spaces shall not be prohibited.
5. Toilet rooms within private dwellings that contain only a water closet, lavatory or combination thereof may be ventilated with an approved mechanical re-circulating fan or similar device designed to remove odors from the air.

(16) Section 501.3 is amended to read as follows:

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

**Exceptions:**

1. Whole- house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking re-circulating systems.
3. Where installed in accordance with the manufacture's instruction and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet rooms exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

(17) Section 603.6.2.1 is amended to read as follows:

**603.6.2.1 Connector length.** Flexible air connectors shall be limited in length to 10 feet (3048 mm).

(18) Section 607.5.1 is amended to read as follows:

**607.5.1 Fire Walls.** Ducts and air transfer openings permitted in fire walls in accordance with Section 706.11 of the *International Building Code* shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1 – 510.10 IMC.

(19) Section 1102.1.1 is added to read as follows:

**1102.1.1 Testing of Refrigerating Systems.** All refrigerating systems shall comply with one of the following testing methods;

1. Pressure Test. Pressurize the system with dry nitrogen to 500psi and hold that pressure for 24 hours.
2. Vacuum Test. System must be evacuated to a level of 300 microns and could not rise to more than 600 microns after isolating the vacuum pump.

### **SECTION 3. SAVINGS CLAUSE**

In the event that any other Ordinance of the City of Cedar Hill, Texas, heretofore enacted is found to conflict with the provisions of the Ordinance, this Ordinance shall prevail.

### **SECTION 4. ENFORCEMENT OF PENALTY**

Any person, firm partnership, association or corporation who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof in the Municipal Court of the City of Cedar Hill, Texas such violation shall be liable for a **fine in an amount not to exceed Five Hundred Dollars (\$500)**, and each and every instance of the violation of this Ordinance constitute a separate offense and shall be punishable by separate fines for each offense.

### **SECTION 5. SEVERANCE CLAUSE**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

### **SECTION 6. INCORPORATION INTO CODE OF ORDINANCES**

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances, City of Cedar Hill, Texas, as an addition, amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

### **SECTION 7. EFFECTIVE DATE**

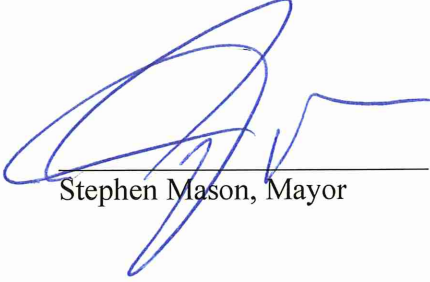
Because of the nature of interest and safeguard sought to be protected by this Ordinance and in the interest of health, safety and welfare of the citizens of the City of Cedar Hill, Texas, this Ordinance shall take effect immediately after passage, approval and publication, as required by law.

### **SECTION 8. PUBLICATION**

The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

**PASSED, ADOPTED AND APPROVED** by the City Council of Cedar Hill, Texas on this the 22 day of April, 2025.



  
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Stephen Mason, Mayor

**ATTEST:**

  
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Belinda Berg, City Secretary

**APPROVED AS TO FORM**

  
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Ron G. MacFarlane Jr., City Attorney