

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **Amendments to the Code of Ordinances, Section 18-196,
Plumbing Code**

Date: March 26, 2019

City staff has identified an on-going issue with the initial installation of plumbing in new construction within the city limits of Seguin. Staff has frequently found that the plumbing for new construction, particularly for new homes, is not being installed properly. The City of Seguin and the State Plumbing Board have adopted the International Plumbing Code. Buried pipes require continuous load-bearing support. Trenches must be filled with the required compacted material in order to create a solid support for the plumbing lines. In addition, pipes that pass through foundation walls require pipe sleeves to protect the pipes from future damage.

During the inspection process, staff has found that a number of plumbers are laying the plumbing lines before the bagging, filling and ditching has been established within the foundation forms. In this type of installation, the pipes are laid in place on temporary supports and the compacted fill, pipe sleeves, and beams are installed afterward. This type of installation requires the City Inspectors to establish additional inspections to ensure that the plumbing is installed to meet the Code. Instead of one inspection, three inspections are required: pipe bedding, compacted fill, and pipe sleeves. Staff has found that many of these inspections fail for not meeting the Code.

In order to address this issue, staff is proposing to adopt an ordinance that will require the drainage, sewer, water, vent, and water piping to be installed after the bagging, fill, and ditching has been established within the foundation forms. This will significantly decrease the number of plumbing inspections, decrease the number of failed inspections overall, and ensure a better product for the consumers.

Attached please find a copy of the Ordinance amendments being proposed. Staff recommends approval of these amendments.