



## NOTICE OF SPECIAL MEETING

### Board of Adjustment – City of Quitman, Texas

Tuesday, January 31, 2012, 5:30 PM

City Council Chambers, City Hall - 401 E Goode Street, Quitman, TX  
(use entrance at rear of City Hall on Lipscomb Street)

Notice is hereby given that the special meeting of the Board of Adjustment of the City of Quitman, Texas will be held on the 31<sup>st</sup> day of January, 2012, at 5:30 PM in the City Hall at 401 East Goode Street, Quitman, Texas, in the City Council Chambers of City Hall which can be reached by using the entrance at the rear of City Hall on Lipscomb Street, at which time the attached subjects will be discussed, to-wit:

<see attached agenda>

**THE BOARD OF ADJUSTMENT OF THE CITY OF QUITMAN RESERVES THE RIGHT TO RECESS THE MEETING AND CONDUCT AN EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SPECIFICALLY SECTION 551.071 (CONSULTATION WITH ATTORNEY).**

Dated the 27<sup>th</sup> day of January, 2012.

Quitman, Texas

By: \_\_\_\_\_

Michael E. Hall, City Secretary–Administrator

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### PERSONS WITH DISABILITIES

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Mike Hall at 903-763-2223 two working days prior to the meeting so that the appropriate arrangements can be made.

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Adjustment of the above named City of Quitman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice and attached agenda on the front door windows of the City Hall of Quitman, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on or before January 27, 2011, at 5:00 PM and remained so posted continuously for at least 72 hours preceding and until the scheduled time of said Meeting.

Dated the 31<sup>st</sup> day of January, 2012.

Quitman, Texas

By: \_\_\_\_\_

Mike Hall, City Secretary–Administrator



## **MEETING AGENDA**

**Board of Adjustment – City Of Quitman, Texas**

Tuesday, January 31, 2012, 5:30 PM

City Council Chambers, City Hall - 401 E Goode Street, Quitman, TX  
(use entrance at rear of City Hall on Lipscomb Street)

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG**

**HEARING**

**Item 1 – 306 Clark Street (Lot 2 Block 74 – W Quitman Addition)**

Petition to grant variance from building code (specifically IRC Section 2603.6) to allow for installation of water and sewer piping without proper freeze protection.

**ADJOURN**

**(ALL ITEMS ARE POSTED FOR DISCUSSION AND ACTION UNLESS OTHERWISE NOTED)**

**THE BOARD OF ADJUSTMENT OF THE CITY OF QUITMAN RESERVES THE RIGHT TO RECESS THE MEETING AND CONDUCT AN EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SPECIFICALLY SECTION 551.071 (CONSULTATION WITH ATTORNEY).**



**Michael E. Hall**

January 27, 2011

TO: Board of Adjustment Members / Alternate Members

**REF: Variance Request  
306 Clark Street (Lot 2, Block 74, West Quitman Addition)**

May it please the Board,

With regard to the above referenced request for variance to the building code, as the City Building Official and based on advice from our building inspection service, I am recommending denial of the attached order [BoA O013112(01)-306 Clark Street] and your not granting the variance as requested by the owner.

The request is to allow installation of water and sewer piping in a sub-floor crawl space, which although shielded from exterior wind is not heated or fully insulated. The International Residential Code (IRC) requirement for the protection of such piping is to prevent freezing of these systems in order to maintain service as well as the systems themselves. The code requirement exists for the protection of the current and future property owner.

The code requirement may seem excessive, but it is written for the extreme situation that could possible occur over the life of this work. While the climate locally is not extreme cold, there are instances of extended sub-freeze temperature. While the plumbing materials installed are generally noted as 'freeze-resistant' and 'freeze-expansive', no manufacturer or testing specifications have been provided substantiating these claims. While the sewer systems may not have standing water consistently, a small amount of ice formation could cause buildup and blockage over time. Again, this are limited possibilities, but still possibilities and the reason the code has provided for the need to properly protect these systems from freezing in temperature exposed areas.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Mike Hall

physical address

401 East Goode Street

mailing address

P.O. Box 1855  
Quitman, TX 75783

phone

903-763-2223  
903-763-4045

fax

903-763-5631

email

mhall@quitmantx.org

**BOA 013112(01) – 306 CLARK STREET (LOT 2, BLOCK 74, WEST QUITMAN ADDITION)**

**AN ORDER OF THE CITY OF QUITMAN BOARD OF ADJUSTMENT GRANTING A VARIANCE TO THE CITY OF QUITMAN BUILDING CODES, SPECIFICALLY INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION 2603.6 TO ALLOW FOR THE INSTALLATION OF WATER AND SEWER PIPING WITHOUT PROPER FREEZE PROTECTION**

**WHEREAS**, the City of Quitman has adopted by reference certain building codes including the International Residential Code (IRC), and

**WHEREAS**, IRC Section 2603.6 provides certain requirements for freeze protection of water and sewer piping installed in spaces that are not otherwise heated or insulated, and

**WHEREAS**, the property owner, in the performance of remodeling work under a City of Quitman building permit allowed to be installed water and sewer piping that did not these requirements and subsequently failed inspection, and

**WHEREAS**, the property owner has petitioned for an appeal to the Building Official of the inspection, interpretation of the code, and application of the code to this instance, and

**WHEREAS**, the Building Official has denied such appeal citing the clarity of intent and necessity of enforcement of the code as written, and

**WHEREAS**, the property owner has applied to the City for a variance from the Code in as much as the application of the code would be overly broad, onerous, or otherwise inconsistent with reasonableness; and

**WHEREAS**, this Board of Adjustment has heard the facts surrounding this case and found the granting of this variance to be in the best interest of the current and future property owners and the citizens of the City of Quitman.

**NOW THEREFORE IT IS HEREBY ORDERED BY THIS BOARD OF ADJUSTMENT THAT:**

A variance to the City of Quitman building code (specifically IRC Section 2603.6) is hereby granted to Don Sample as the current owner of the property located at 306 Clark Street (Lot 2, Block 74, West Quitman Addition). Such variance specifically allowing the installation of water and sewer piping in the sub-floor crawl space without proper freeze protection, based on the following specific circumstances:

- the water piping is the plastic piping product referred to as 'pex' piping hereby found to be 'freeze-resistant' enough in this particular case installation to have limited cause for concern of freezing; and
- the sewer piping is installed in such a manner and form in this particular case to have limited cause for concern of freezing; and
- the current owner has accepted all liability for any plumbing system failure due to freezing as a result of a lack of proper freeze protection; and
- a copy of this order and variance shall be filed for public record with the Wood County Clerk under reference of the property to provide sufficient notice to future property owners of any potential concern due to this variance.

**SO FOUND AND ORDERED BY THE CITY OF QUITMAN BOARD OF ADJUSTMENT THIS THE 31<sup>ST</sup> DAY OF JANUARY, 2012.**

**IN WITNESS WHEREOF WE HAVE AFFIXED OUR SIGNATURES THIS THE 31<sup>ST</sup> DAY OF JANUARY, 2012.**

**SIGNED:**

\_\_\_\_\_  
Frank Robertson, Board Chairman

**ATTEST:**

\_\_\_\_\_  
Mike Hall, City Secretary

## Freeze Protection [Plumbing]

The following provides information on the requirements for freeze protection of plumbing as specified in 2003 International Residential Code (IRC) and the 2003 International Plumbing Code (IPC),

- Section 2603.6, page 389 of the IRC: Freezing. In localities having a winter design temperature of 32 degrees F. or lower as shown in Table R301.2(1), [page 24] of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics, crawl spaces or any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both.
- Table 301.2(1), of the IRC, page 24; note f, says: The outdoor design dry-bulb temperature shall be selected from the column of 97 ½ per cent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- Using Appendix D, Table D101 located on page 108 of the 2003 International Plumbing Code, and using the nearest city listed in the table to Quitman, Texas which is **Dallas**, the Winter design temperature listed in the 97 ½ per cent column is 22 degrees, a full 10 degrees below the 32 degree requirement listed in Section 2603.6 [page 389 of the IRC].

Conclusion: Based on the requirements identified in the 2003 IRC and 2003 IPC, the onsite plumbing inspector indicated on the inspector report that the plumbing, as installed, did not meet code.

Note: Page and section numbers are derived from the 2003 Softbound editions.

1. Water supply systems shall be designed and constructed to prevent infiltration of floodwaters.
2. Pipes for sewage disposal systems shall be designed and constructed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

### SECTION P2603 STRUCTURAL AND PIPING PROTECTION

**[EB] P2603.1 General.** In the process of installing or repairing any part of a plumbing and drainage installation, the finished floors, walls, ceilings, tile work or any other part of the building or premises that must be changed or replaced shall be left in a safe structural condition in accordance with the requirements of the building portion of this code.

**P2603.2 Drilling and notching.** Wood-framed structural members shall not be drilled, notched or altered in any manner except as provided in Sections R502.6, R602.5, R602.6,

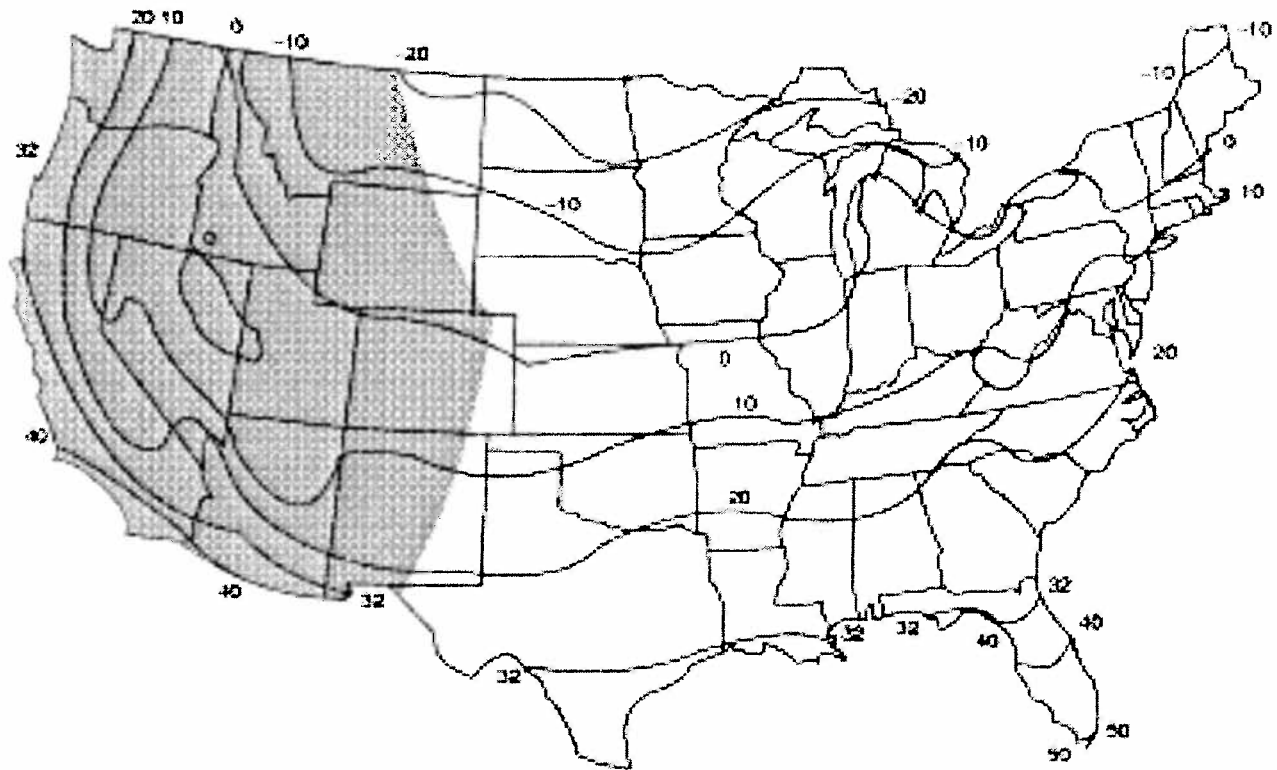
**P2603.5 Pipes through footings or foundation walls.** Any pipe that passes under a footing or through a foundation wall shall be provided with a relieving arch; or there shall be built into the masonry wall a pipe sleeve two pipe sizes greater than the pipe passing through.


**P2603.6 Freezing.** In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep or less than 6 inches (152 mm) below the frost line.

**P2603.6.1 Sewer depth.** Building sewers that connect to private sewage disposal systems shall be a minimum of [NUMBER] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of [NUMBER] inches (mm) below grade.

TABLE R301.2(2)  
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(1)

MEAN ROOF HEIGHT	EXPOSURE		
	B	C	D
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.03	1.45	1.70
40	1.00	1.49	1.74
45	1.12	1.53	1.78
50	1.16	1.56	1.81
55	1.19	1.59	1.84
60	1.22	1.62	1.87



 DESIGN TEMPERATURES IN THIS AREA MUST BE BASED ON ANALYSIS OF LOCAL CLIMATE AND TOPOGRAPHY

For SI: °C = [(°F) - 32] / 1.8

FIGURE R301.2(1)  
ISOLINES OF THE 07 1/2 PERCENT WINTER (DECEMBER, JANUARY AND FEBRUARY) DESIGN TEMPERATURES (°F)

1-9-12

Mike Hall

From Donald Sample 903 815-9844

306 Clark St, Quitman, La 75783

water lines underneath the house -- flex lines new

The water is not exposed to direct wind  
example last Jan. when was so cold no  
damage from lines that were not exposed to wind.  
Would you make exception on insulation of water lines?

Donald Sample



1-9-12

Mike Hall

From Donald Sample 903-815-9844

306 Clark St, Quitman, 2475783

Sewer line underneath the House

The house is underpinned, no direct exposure to wind.

Would you make exception on the insulation of sewer line.

Donald Sample



physical address: 401 E Goode / mailing address: P.O. Box 1855; Quitman, TX 75787  
 phone: 903-763-2223 / fax: 903-763-5631 / email: cityhall@quitmantx.org

### Residential Building Permit Application

Building Permit Number: 071511-01 Valuation: 22,000  
 Project Address: 403 fields 306 CLARK Zoning: R-2B  
 Lot: 2 Block: 74 Subdivision: W Quitman Add  
 Project Description: NEW SFR  SFR REMODEL/ADDITION  SPECIFY OTHER: \_\_\_\_\_  
 PLUMBING  MECHANICAL  ELECTRICAL   
 ACCESSORY BUILDING  LAWN IRRIGATION  SWIMMING POOL   
 Description of Work: Interior remodel and Porch addition  
 Area Square Feet: \_\_\_\_\_  
 Living: 1440 Garage: N/A Covered Porch: 168 Total: \_\_\_\_\_ Number of stories: 1

Owner Information:  
 Name: DONALD SAMPLE Contact Person: SAME  
 Address: 3220 FM 2966, Quitman, TX 75783  
 Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Mobile Number: 903 815 9844

General Contractor <u>DONALD SAMPLE</u>	Contact Person <u>SAME</u>	Phone Number <u>903 815 9844</u>	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor <u>Schulz</u>	Contact Person <u>Craig</u>	Phone Number <u>903 763 4999</u>	Contractor License Number <input type="checkbox"/>
Plumber/Irrigator <u>Crockett</u>	Contact Person <u>BRANDON</u>	Phone Number <u>903 967 2971</u>	Contractor License Number <u>M-37569</u> <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All construction must be completed within 6 months from issuance of permit. All permits require final inspection.

**A certificate of occupancy must be issued before any building is occupied.**

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: Donald Sample Date: 7/12/11

**OFFICE USE ONLY:**

Approved by: \_\_\_\_\_ Date approved: 7/15/11

Building Permit Fee: 270.57 Water Tap Fee: \_\_\_\_\_  
 Plan Review Fee: \_\_\_\_\_ Sewer Tap Fee: \_\_\_\_\_  
 Meter Deposit: \_\_\_\_\_  
L. Carl Parlin

Total Fees: 230.51  
 Check # or Cash: 4463  
 Issued By: \_\_\_\_\_  
 Issued Date: 7/15/11  
 BV Project #: 1



JUL 13 2011

Plans Reviewed  
 Plans not valid without approval of the City Engineer

11-005916



BUREAU VERITAS

# INSPECTION REPORT

PROJECT ADDRESS <i>306 Elm St</i>	CITY <i>QUINTANA</i>
SUBDIVISION/PROJECT NAME <i>SEC. 14.1.1.1.1.1</i>	CLIENT
PROJECT NUMBER <i>2011 005916</i>	CLIENT CONTACT

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input type="checkbox"/> Rough		<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pler / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input checked="" type="checkbox"/> Insulation	<i>P</i>
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input type="checkbox"/> Rough		<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter		<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input checked="" type="checkbox"/> Framing	<i>P</i>	<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie		<input checked="" type="checkbox"/> Top Out	<i>P</i>	<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release		<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

### COMMENTS

*Reinspection on plumbing*

*Note: install insulated and Piping and Pile down in  
in crawl space*

*Check for water intrusion to the exterior, most of  
the windows are 4-6 years old*

*etc. structure is good but notes installed  
at least 1/2 inch of water if water entered - 1/2 inch soil  
water plate protection! Council to proceed*

PERMIT NUMBER	INSPECTOR <i>D. Wilson</i>	INSPECTOR'S PHONE	DATE <i>3/12/11</i>
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INSPECTION REQUEST  
TOLL FREE: (877) 837-8775  
FAX (877) 837-8859

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET