

ORDINANCE NO. 1537

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING THE REDLANDS ORDINANCE CODE FOR THE PURPOSE OF UPDATING AND ADOPTING THE LATEST EDITION OF THE UNIFORM PLUMBING CODE AS PREPARED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS AND RESCINDING ORDINANCE NO. 1444

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION ONE: That the Redlands Ordinance Code be amended and updated by deleting present Article 841 of Chapter 84 of Division 8, Building, and replacing it with Article 841 as follows:

ARTICLE 841

Uniform Plumbing Code

§ 84100. That certain document on file in the office of the City Clerk of the City of Redlands which is marked and designated as "Uniform Plumbing Code, 1973 Edition," and each and all of the regulations, provisions, conditions, terms and appendices of said Uniform Plumbing Code are hereby referred to, adopted and made a part of this section. That there are three copies of the above referred to document and Code now on file in the office of the City Clerk. (1537)

The chapters, sections and appendices are hereby amended by the addition of a Part One and deletions, additions, and changes in wording as follows:

§ 84101. PART ONE - ADMINISTRATION shall be added as follows:

This article shall be known as the Uniform Plumbing Code, may be cited as such and will be referred to in this article as "this code."

Sec. 1.0 - APPLICATION AND SCOPE
The provisions of this code shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as provided for otherwise in this code.

Sec. 1.1 - ADMINISTRATIVE AUTHORITY
AND ASSISTANTS. Whenever the term "administrative authority" is used in this code it shall be construed to mean the Director of Building and Safety or his authorized representative.

Sec. 1.2 - ASSISTANTS. Whenever the term "assistants" is used in this code it shall be construed to mean the Senior Electrical and Plumbing Advisor.

Sec. 1.3 - DEPARTMENT HAVING JURISDICTION. Unless otherwise provided for by law, the office of the Administrative Authority shall be a part of the Building and Safety department.

Sec. 1.4 - DUTIES OF THE ADMINISTRATIVE AUTHORITY. The Administrative Authority shall maintain public office hours necessary to efficiently administer the provisions of this code and amendments thereto and shall perform the following duties:

(1) Require submission of, examine and check plans and specifications, drawings, descriptions,

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and/or diagrams necessary to show clearly the character, kind and extent of work covered by applications for a permit and upon approval thereof shall issue the permit applied for.

(2) Administer and enforce the provisions of this code in a manner consistent with the intent thereof and shall inspect all plumbing and drainage work authorized by any permit to assure compliance with provisions of this code or amendments thereto, approving or condemning said work in whole or in part as conditions require.

(3) Issue upon request a Certificate of Approval for any work approved by him.

(4) Condemn and reject all work done or being done or materials used or being used which do not in all respects comply with the provisions of this code and amendments thereto.

(5) Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this code.

(6) Investigate any construction or work regulated by this code and issue such notices and orders as provided in Section 1.6.

(7) Keep a complete record of all the essential transactions of his office.

Sec. 1.5 - RIGHT OF ENTRY. The Administrative Authority and Assistants shall carry proper credentials of their respective office, upon exhibition of which they shall have the right of entry, during usual business hours, to inspect any and all buildings and premises in the performance of their duties.

Sec. 1.6 - DANGEROUS AND INSANITARY CONSTRUCTION.

(a) Any portion of a plumbing system found by the Administrative Authority to be insanitary as defined herein is hereby declared to be a nuisance.

(b) Whenever brought to the attention of the department having jurisdiction that any insanitary conditions exist or that any construction or work regulated by this code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, the said department may request an investigation

by the Administrative Authority who, upon determining such information to be fact, shall order any person, firm or corporation using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove, or demolish same as he may consider necessary for the proper protection of life, health or property and in the case of any gas piping or gas appliance may order any person, firm, or corporation, supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.

(c) Refusal, failure or neglect to comply with any such notice or order shall be considered a violation of this code.

(d) When any plumbing system is maintained in violation of this code and in violation of any notice issued pursuant to the provisions of this section or where a nuisance exists in any building or on a lot on which a building is situated, the Administrative Authority shall institute any appropriate action or proceeding in any court of competent jurisdiction to prevent, restrain, correct, or abate the violation or nuisance.

Sec. 1.7 - VIOLATIONS AND PENALTIES.
Any person, firm or corporation violating any provision of this code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed \$500.00 or by imprisonment in the county jail for not to exceed six months, or by both fine and imprisonment. Each separate day or any portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this code. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative

Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this code or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under the provisions of this code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one (1) year.

Sec. 1.8 - PERMIT REQUIRED.

(a) It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the Administrative Authority.

(b) A separate permit shall be obtained for each building or structure.

(c) No person shall allow any other person to do or cause to be done any work under a permit secured by a Permittee except persons in his employ.

Sec. 1.9 - WORK NOT REQUIRING PERMIT.
No permit shall be required in the case of any repair work as follows: The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any trap, drainpipe, soil, waste or vent pipe be or become defective and it becomes necessary to remove and replace the same with new material in any part or parts, the same shall be considered as such new work and a permit shall be procured and inspection made as hereinbefore provided. No permit shall be required for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

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Sec. 1.10 - TO WHOM PERMITS MAY BE
ISSUED.

(a) No permit shall be issued to any person, firm or corporation to do, or cause to be done, any plumbing, or work on a plumbing system, sewer, sewage disposal, drain or work regulated by this code except to a person, firm or corporation holding a valid unexpired and unrevoked license as issued by the State of California and a receipt for payment of all revenue fees as required by Chapters 21 and 22 of Redlands Ordinance Code except when and otherwise hereinafter provided in this section.

(b) A permit may be issued to a property licensed person not acting in violation of any current contractor licensing law.

(c) Any permit required by this code may be issued to any person to do any work regulated by this code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided, that said owner shall personally purchase all material and shall personally perform all labor in connection therewith.

Sec. 1.11 - APPLICATION FOR PERMIT.
Any person legally entitled to apply for and receive a permit shall make such application on forms provided for that purpose. He shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy and use of the premises in connection therewith. The Administrative Authority may require plans, specifications or drawings and such other information as he may deem necessary.

If the Administrative Authority determines that the plans, specifications, drawings, descriptions or information furnished by the applicant is in compliance with this code, he shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

Sec. 1.12 - COST OF PERMIT. Every applicant for a permit to do work regulated by this code shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto as may be required.

Such applicant shall pay to the City Treasurer for each permit issued, at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown herein.

Any person who shall commence any work for which a permit is required by this code without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

For the purpose of this section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling of private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

SCHEDULE OF FEES

- | | |
|---|---------|
| (1) For each plumbing fixture or trap
(including water, drainage piping and
backflow protection therefor) | \$ 2.00 |
| (2) For each building sewer and/or each
mobilehome park sewer | \$ 5.00 |

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(3)	For each private sewer line with over 5 building sewer connections	\$15.00
	Over 10 building sewer connections, each . . .	\$ 2.50
(4)	For each private sewage lift station or sump pump, rated up to 1 hp	\$ 3.00
	Over 1 hp, add per rated horsepower	\$.50
(5)	For each cesspool	\$ 6.00
(6)	For each septic tank	\$ 6.00
(7)	For each complete private sewage disposal system	\$12.00
(8)	For each water heater and/or vent	\$ 2.00
(9)	For each gas piping system 1 to 5 outlets	\$ 2.00
	For each gas piping system of 6 or more outlets, per outlet	\$.40
(10)	For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$ 6.00
(11)	For installation, alteration or repair of water piping and/or water treating equipment, each	\$ 2.50
(12)	For each water distribution system on private property, with over 5 connections	\$15.00
	Over 10 connections, each	\$ 2.00
(13)	For each swimming pool, including all necessary piping:	
	Public	\$20.00
	Private	\$10.00
(14)	For repair or alteration of drainage or vent piping	\$ 2.00

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- (15) For each lawn sprinkler system on any one meter, including backflow protection devices therefor \$ 3.00
- (16) For vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures, including necessary water piping:
- 1 to 5 \$ 3.00
- Over 5, each \$.60
- (17) Minimum total fee for any permit \$ 5.00
- (18) Reinspection fee and special inspector approvals \$10.00
- (19) Plan-checking Fees. Where no construction plan-checking fee is charged and a plumbing plan is required to be submitted, a plan-check fee of one-half (1/2) the plumbing permit fee shall be paid at the time of submitting plans and specifications for checking.

Sec. 1.13 - ALL WORK TO BE INSPECTED.
All plumbing and drainage systems shall be inspected by the Administrative Authority to insure compliance with all the requirements of this code.

Sec. 1.14 - NOTIFICATION. It shall be the duty of the person doing the work authorized by the permit to notify the Administrative Authority orally or in writing, that said work is ready for inspection. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected.

It shall be the duty of the person doing the work authorized by the permit, to make sure that the work will stand the tests prescribed elsewhere in this code, before giving the above notification.

Sec. 1.15 - BOARD OF APPEALS .

The Board of Appeals and the procedures concerning its operation as stated in Section 84002 of Article 840 of the Redlands Ordinance Code shall also apply to all appeals resulting from the administration of this code.

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Sec. 1.16 - ANNUAL PERMITS.

Where any person, firm or corporation proposes to install, alter, or repair any plumbing, drainage system, septic tanks, seepage pits, or leaching lines, and for which work said person, firm or corporation is able to and does in fact, furnish inspection service which meets the requirements of the Administrative Authority and the ordinances and adopted codes of the City of Redlands, and whose operations are (1) subject to the jurisdiction of the California Division of Industrial Safety and (2) conducted under the continuous supervision of an inspector approved by the Redlands Director of Building and Safety, such person, firm or corporation shall be required only to obtain an Annual Permit.

The fee for such Annual Permit shall be as follows, based on the number of plumbers, pipe fitters or maintenance men doing plumbing work:

1 to 10	\$100.00
11 but not more than 75	\$200.00

In any instance where the inspection service rendered by any person, firm or corporation as provided in this section is not in accordance with the rules and regulations of the Director of Building and Safety, and with the requirements of the Uniform Plumbing Code, the Director of Building and Safety is hereby authorized to cancel said Annual Permit, by giving written notice, and said person, firm or corporation shall then be required to pay the regular permit fee and to submit plans and specifications before work can be allowed to proceed. Plans and specifications for all new work to be done by contract will still be required to be submitted for approval and permit fees paid prior to initiation of the work. A quarterly inspection will be made by the Director of Building and Safety to review compliance with this code.

§ 84102. CHAPTER 3. GENERAL REGULATIONS -
GENERAL INSTRUCTIONS AND REQUIREMENTS.

Sec. 303 - SEWER REQUIRED. An additional paragraph shall be added as follows:

"(d) All soil and waste piping from a structure shall be joined together either under or outside of the structure to form one building drain system from a point two or more feet outside the building or structure. The soil and waste piping shall be cast iron or ABS to the point where the lines are joined or to the required two-way cleanout if it is beyond the point of joining."

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§ 84103. CHAPTER 5. VENTS AND VENTING.

Sec. 503 - MATERIALS. The last word, "ground", shall be deleted from paragraphs (a) and (b) and the words "finish floor elevation" added.

§ 84104. CHAPTER 10. WATER DISTRIBUTION.

Sec. 1008 - INSTALLATION, INSPECTION AND TESTING shall be amended by adding a sentence to paragraph (e) TESTING, reading as follows:

"Full pressure of water from the street main or an air pressure of not less than fifty (50) pounds per square inch shall be maintained on the system at all times during construction operations."

§ 84105. CHAPTER 11. BUILDING SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS.

Sec. 1101 - SEWER REQUIRED. Paragraph (d) shall be amended by changing the wording to read as follows:

"(d) A public sewer shall be considered as not being available when such public sewer is more than one hundred (100) feet from the nearest point of the property to such public sewer. In addition, if other difficulties, such as insufficient elevation differential to permit gravity flow to the sewer, are present, the Administrative Authority shall investigate the situation and make a determination as to whether unreasonable difficulties exist to making connection to the public sewer. His decision may be appealed through the Appeals Board as outlined in Section 1.15."

Sec. 1103 - BUILDING SEWER MATERIALS. Paragraph (a) shall be changed by adding an additional sentence reading as follows:

"Bituminized fiber sewer pipe or fittings shall not be considered an acceptable material in any building drain or building sewer."

Sec. 1107 - CLEANOUTS. Paragraph (a) shall be changed by adding two additional sentences reading as follows:

"The cleanout located at the junction of the building drain and the building sewer shall be a two-way directional fitting. The cleanout shall be extended to finish grade."

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Sec. 1111 - PRIVATE SEWAGE DISPOSAL (GENERAL). An additional sub-paragraph shall be added as follows:

"(h) All seepage pits and septic tanks shall be located in the front yard area setbacks as defined in Redlands Zoning Ordinance 1000. If this is not possible, the Administrative Authority shall make a determination of an alternate location."

Sec. 1116 - DISPOSAL FIELDS. An additional sub-paragraph (i) shall be added reading as follows:

"(i) Disposal Fields shall be used only when a determination has been made by the Administrative Authority that no other procedure is feasible."

§ 84106. CHAPTER 13. WATER HEATERS AND VENTS.

Sec. 1305 - GAS FIRED WATER HEATER APPROVAL REQUIREMENTS. This section shall be amended by adding a sentence to sub-paragraph (c) reading as follows:

"Relief vents shall be carried downward to within six (6) inches of the floor or ground or to the exterior of the building and turned down. The end of relief vents shall not be threaded."

Sec. 1306 - OIL BURNING AND OTHER WATER HEATERS. This section shall be amended by adding a sentence to sub-paragraph (c) reading as follows:

"Relief vents shall be carried downward to within six (6) inches of the floor or ground or to the exterior of the building and turned down. The end of relief vents shall not be threaded."

§ 84107. APPENDIX G shall be amended by deletion of paragraph G9. (1537)

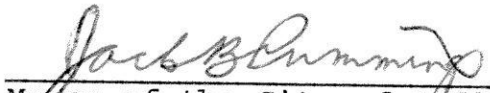
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SECTION TWO: Each provision of this ordinance shall be separate and severable and in the event any specific provision is declared void or invalid, no other section, otherwise legal and valid, shall be affected thereby.

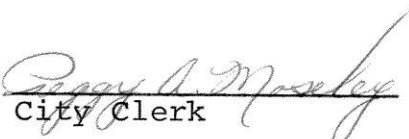
SECTION THREE: Ordinance No. 1444 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION FOUR: This ordinance shall be in force and take effect as provided by law.

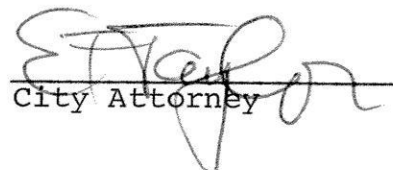
SECTION FIVE: The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in the City of Redlands.


Mayor of the City of Redlands

ATTEST:

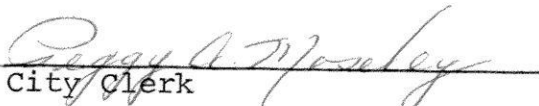

City Clerk

APPROVED FOR FORM:


City Attorney

I, Peggy A. Moseley, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 16th day of July, 1974 by the following vote:

AYES: Councilmembers Miller, DeMirjyn, Knudsen, Grace, Mayor
Cummings
NOES: None
ABSENT: None


City Clerk