

ORDINANCE NO. 2510

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 15.08 OF THE REDLANDS MUNICIPAL CODE BY MAKING AMENDMENTS TO, AND ADOPTING, BY REFERENCE, THE 2001 CALIFORNIA PLUMBING CODE, PART 5 OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS.

WHEREAS, California Health and Safety Code Section 18941.5 empowers the City to adopt by reference various uniform codes, including the Uniform Plumbing Code; 2000 edition, published by the International Association of Plumbing and Mechanical Officials; and

WHEREAS, Health and Safety Code Section 18941.5 authorizes the City to make amendments to said uniform codes on the basis of local climatic, geological, or topographical conditions existing in the City; and

WHEREAS, the City Council of the City of Redlands ("this City Council") is informed and finds that the area in which the City is located receives relatively low amounts of precipitation, very low humidity levels, and extremely high temperatures all of which are conducive to the spread of fire; and

WHEREAS, this City Council is informed and finds that the area in which the City is located is subjected to extremely strong winds, commonly referred to as Santa Ana winds, which reach speeds of 80 miles per hour in the City and results in extensive damage and is also conducive to the spread of fire; and

WHEREAS, this City Council is informed and finds that within the City four earthquake faults (Redlands Heights, Banning, Crafton, and the Redlands Faults) and three other faults are immediately adjacent (Loma Linda, San Jacinto, and the San Andreas Faults) creating the potential for catastrophic damage and fire hazards; and

WHEREAS, this City Council has determined that because the City is subject to the above referenced climatic, geological and topographical conditions that amendments to the Uniform Plumbing Code are necessary to protect life and property, and that such amendments are to deal with the following issues: (1) general fees, (2) appeals, (3) water piping, (4) water pressure, (5) sewers, (6) septic tanks, (7) seepage pits and disposal fields;

The City Council of the City of Redlands does ordain as follows:

Section 1. The text of Chapter 15.08 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

Chapter 15.08

UNIFORM PLUMBING CODE

Sections:

- 15.08.010 Document adopted by reference--Copies on file--Amendments and changes.
- 15.08.020 UPC Section 103.4.1 amended--Schedule of fees.
- 15.08.030 UPC--Board of appeals.
- 15.08.040 UPC Chapter 6 amended--Water distribution.
- 15.08.050 UPC Chapter 7 amended--Building sewers.
- 15.08.060 Violation--Penalty.

15.08.010 Document adopted by reference--Copies of file.

That certain documentation, at least one copy of which is on file in the office of the City Clerk of the City, and is marked and designated as the "Uniform Plumbing Code, 2000 Edition," and all of the regulations, provisions, conditions, terms, and appendices of the Uniform Plumbing Code and all amendments are referred to and are adopted and made part of the ordinance codified in this chapter.

15.08.020 UPC Section 103.4.1 amended--Schedule of fees.

Plumbing Permit Fees. Table 3-D of the Uniform Administrative Code shall be deleted and Plumbing Permit Fees shall be as per resolution of the City Council. Minimum plumbing permit shall be \$30.00.

15.08.030 Board of Appeals.

The Board of Appeals and the procedures concerning its operation, as described in Chapter 15.04 of the Redlands Municipal Code, shall also apply to all appeals resulting from the administration of the Uniform Plumbing Code.

15.08.040 UPC Chapter 6 amended--Water supply and distribution.

UPC Chapter 6, Water Supply and Distribution, shall be amended by rewriting Section 604.1 entitled Materials and by adding a paragraph to Section 103.5.3.2 Testing as follows:

SECTION 604.1

Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other materials approved by the Chief Building Official. Asbestos-cement, polyethylene or polyvinyl chloride water pipe manufactured to recognized standards may be used for cold water distribution systems outside a building. All materials used in water supply systems, except valves and similar devices, shall be of like materials, except where otherwise approved by the Chief Building Official.

SECTION 103.5.3.2

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.

15.08.050 UPC Chapter 7 Section 713.0 amended--Building sewers.

Uniform Plumbing Code Section 713.0, Building Sewers, is amended by rewriting Section 713.4 Sewer Required; by adding a sentence to Section 715.1, Building Sewer Material; by adding a paragraph to Section 719.1; by amending Section 721.1 by adding a paragraph to Section 721.1, Location; and adding a subsection (3) and (4) to Section 721.2 Location; as follows:

SECTION 713.4

A public sewer shall be considered as not being available when such public sewer is more than two hundred (200) feet from the nearest point of the property that is to be served by such public sewer. A property owner, or his authorized representative, may request in writing a reconsideration of the availability of the public sewer based on practical difficulties. Upon receipt of such a request, the Chief Building Official shall investigate and make a determination as to whether practical difficulties exist to making a connection to the public sewer. The Chief Building Official's decision may be appealed to the Appeals Board as established in Chapter 15.04 of the Redlands Municipal Code.

SECTION 715.1

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

SECTION 719.1

When required, a two way clean out shall be cast iron type of material when installed in new single family, multiple family, commercial, and industrial building prior to final inspection.

SECTION 721.1

Maintenance to the buildings sewer line which is located within the property lines will be the responsibility of the property owner/owners or tenant.

SECTION 721.2

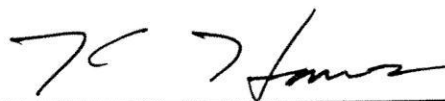
3. All seepage pits and septic tanks shall be located in the front yard area setbacks as defined in Redlands Municipal Code. If this is not possible, the Administrative Authority shall make a determination of an alternate location.

4. Disposal fields shall be used only when a determination has been made by the Administrative Authority that no other procedure is feasible.

15.08.060 Violation--Penalty.

It is unlawful for any person, firm, corporation, partnership, or entity to do or permit the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any plumbing in violation of the Uniform Plumbing Code, as amended by the chapter. Every person who violates any of the provisions of this code, is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of is chapter is committed, continued or permitted. Upon conviction such person may be punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City and thereafter this ordinance shall take effect as provided by law.



Karl N. Haws, Mayor

ATTEST:



Beatrice Sanchez, Deputy City Clerk

I, Beatrice Sanchez, Deputy 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 15th day of October, 2002, by the following vote:

AYES:	Councilmembers Peppler, George, Gilbreath, Harrison; Mayor Haws
NOES:	None
ABSENT:	None
ABSTAIN:	None



Beatrice Sanchez, Deputy City Clerk
City of Redlands