

ORDINANCE NO. 1108

AN ORDINANCE OF THE CITY OF REDLANDS CONCERNING THE BUSINESS OF PLUMBING AND THE INSTALLATION, ALTERATION OR REPAIR OF GAS AND DRAINAGE SYSTEMS AND THE INSPECTION THEREOF, CREATING A BOARD OF APPEAL, ADOPTING A UNIFORM PLUMBING CODE WITH APPENDIX A, B, C, D and E, PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH, AND REPEALING ORDINANCE NO. 1056.

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

SECTION ONE: That Chapter 84 entitled Uniform Plumbing Code, shall be adopted as follows:

ARTICLE 840 GENERAL

8400 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," 1958 Edition, adopted by Western Plumbing Officials Association at the Twenty-eighth Annual Conference, September, 1957, by Western Plumbing Officials Association, be and the same is hereby adopted as the Plumbing Code of the City of Redlands and each and all of the provisions, conditions and terms of said Uniform Plumbing Code are hereby referred to and are hereby adopted and are hereby made a part thereof as though fully set out in this ordinance. That there are three copies of the above referred to document now on file in the office of the City Clerk.

ARTICLE 841 ADMINISTRATION

8411 That Part One - ADMINISTRATION - be hereby amended by deletions or additions to read as follows:

Sec. 1.1 - ADMINISTRATIVE AUTHORITY AND ASSISTANTS. Insert in the blank space provided the words "Building Official."

Sec. 1.2 - ASSISTANTS. Insert in the blank space provided the words "Building Inspection Department."

Sec. 1.3 - DEPARTMENT HAVING JURISDICTION. Insert in the blank space provided the words "Building Inspection Department."

Sec. 1.4 - DUTIES OF THE ADMINISTRATIVE AUTHORITY. Delete paragraph (10).

Sec. 1.7 - VIOLATIONS AND PENALTIES. Insert in the first blank space provided the words "Five Hundred Dollars, (\$500.00)," the second blank space the word "County" and the third blank space the word "Six."

Sec. 1.10 - TO WHOM PERMITS MAY BE ISSUED be amended by certain changes to read as follows:

(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 Cement Pipe Laying 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 Chapter 21 and 22 of Redlands Ordinance Code except when and otherwise hereinafter provided in this Section.

(b) Any permit required by this Code may be issued to any person to do any Plumbing, or work on a Plumbing System, Sewer, Sewage Disposal, Drain or Cement Pipe Laying or work regulated by this Code provided he is the bonafide owner of such property. In the event any labor or materials are used to complete said Plumbing, payment of all Revenue Fees if required by Chapters 21 and 22 of Redlands Ordinance Code shall be paid by such person doing the plumbing.

(c) No Plumbing, or work on a Plumbing System, Sewer, Sewage Disposal, Drain or Cement Pipe Laying shall be commenced in any building or premises until a permit and a receipt for payment of all Revenue Fees to do such work shall have first been obtained.

(d) A violation of this section shall be grounds for the revocation of such permits by the Department having jurisdiction in addition to other penalties provided for by this Code.

Sec. 1.12 - COST OF PERMIT. That line 8 under Schedule of Fees, reading "For each Septic Tank & Seepage Pit or Drainfield" be amended to read, "For each Septic Tank & Seepage Pit."

Sec. 1.15 - BOARD OF APPEAL - CREATION OF BOARD. (a) There shall be and is hereby created and established, a Board of Appeal consisting of five members appointed by the Mayor subject to the approval of the Council. The Building Official shall be an ex-officio member and shall act as Secretary of the Board. No member shall sit in a case in which he is directly or indirectly interested. All vacancies occurring on the Board of Appeal for whatever cause, shall be filled by the Mayor subject to the approval of the Council either permanently or temporarily as the case may demand. Any member of the Board of Appeal may be removed by the Mayor, subject to the approval of the Council.

(b) BOARD OF APPEAL, SUITABILITY OF ALTERNATE MATERIALS, TYPES OF INSTALLATION AND REASONABLE INTERPRETATIONS OF THIS CODE. Any request of alternate materials, type of installation or a reasonable interpretation of this Code may be served upon the Building Official and such request shall at once be transferred to the Board of Appeal. After notice to such parties as the Board may direct, a hearing shall be had and the Board may by a majority vote, affirm, annul or modify such request and render all decisions and finding in writing to the Building Official with a duplicate copy to the appellant and may recommend to the City Council such action as is consistent therewith.

(c) BOARD OF APPEAL, BUILDING OFFICIAL, RIGHT OF APPEAL. Any applicant for a plumbing permit whose application shall have been rejected by the Building Official or any owner or agent who shall have been ordered by the Building Official to incur an expense in the alteration, repair or installation of a plumbing system, may within fifteen days thereafter appeal from such action by serving upon the Building Official, notice in writing of such appeal and such notice or certified copy thereof shall at once be transmitted to the Board of Appeal. After notice to such parties as the Board may direct, a hearing shall be had and the Board may by a majority vote, affirm, annul or modify such rejection, alteration, repair or installation and render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the City Council such action as is consistent therewith.

ARTICLE 842 QUALIFICATIONS

8421 That all sections of Part Two - QUALIFICATION OF PLUMBERS be deleted.

ARTICLE 843 DEFINITIONS

8431 That certain paragraphs of Chapter 1 DEFINITIONS be hereby amended by deletions or additions to read as follows:

PRIVATE SEWAGE DISPOSAL SYSTEM - Delete the wording "into a sub-surface disposal field" from the second and third lines and the wording, "or into a combination of sub-surface disposal field and seepage pit" from the third and fourth lines.

SEPTIC TANK - A septic tank is a water-tight receptacle which receives the discharge of a drainage system or part thereof, designed and constructed so as to retain solids, digest organic matter through a period of detention and allow the liquids to discharge into a seepage pit or pits meeting the requirements of this code.

ARTICLE 844 GENERAL REGULATIONS

8441 That Chapter 3, GENERAL REGULATIONS, be hereby amended by adding to Section 303 - SEWER REQUIRED, a subsection designated as (d).

(d) All soil and waste piping from a residential building shall be joined together in cast iron, either under or outside of the structure to form one system two to five feet from the building with a cast iron cleanout installed thereon.

ARTICLE 845 DRAINAGE MATERIALS

8451 That Chapter 4, DRAINAGE SYSTEMS, be hereby amended by adding to Section 401 - MATERIALS, a subsection designated as 3.

3. Fittings for screwed pipe and all screwed pipe are hereby prohibited for use in any drainage system.

ARTICLE 846 TRAPS AND INTERCEPTORS

8461 That Chapter 7, TRAPS AND INTERCEPTORS, be hereby amended by adding to Section 701 - TRAPS REQUIRED, a subdivision designated as (e).

(e) Any drainage stub out for clothes washers or similar appliances shall be complete with trap and a riser with a minimum length of 18" and a maximum of 24", fitted with a suitable screw cap at time of final inspection.

ARTICLE 847 WATER DISTRIBUTION

8471 That Chapter 10, WATER DISTRIBUTION be hereby amended by deletion or additions, and adding to Sec. 1008, a subsection designated as (e) Top Out.

Sec. 1007 - (b) EXCESSIVE WATER PRESSURE. Amend the second and fifth line by inserting the wording, "one hundred (100)," in place of "one hundred twenty-five (125)."

Sec. 1008 - (e) TOP OUT. No plumbing top out for rough plumbing inspection in any structure shall be given final approval until the cold and hot water piping has been connected to solid piping from an outside source, and a constant water pressure can be assured of fifty (50) pounds per square inch during all con-

struction of the structure.

ARTICLE 848 BUILDING SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS

8481 That Chapter 11, BUILDING SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS, be amended by deletion or additions to read as follows:

Delete all reference to Disposal Fields in this Chapter.

Sec. 1101 - SEWER REQUIRED. (d) Amend the third and fourth lines by inserting the wording, "one hundred (100)" in place of "two hundred (200)."

ARTICLE 849 FUEL GAS PIPING

8491 That Chapter 12, FUEL GAS PIPING, be amended by additions or deletions and adding to Sec. 1208, AUTHORITY TO RENDER GAS SERVICE, subsection designated as (c) Kitchen Stove Shut-Off.

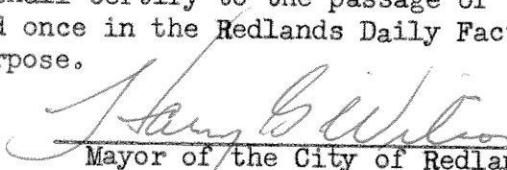
Sec. 1208 - (c) KITCHEN STOVE SHUT-OFF. There shall be placed on the kitchen range outlet, a shut-off valve, before final inspection is made by the Administrative Authority.

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.

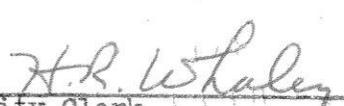
SECTION THREE: That Ordinance No. 1056 and all other ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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 daily newspaper hereby designated for that purpose.


Mayor of the City of Redlands, California

ATTEST:


City Clerk

APPROVED FOR FORM:

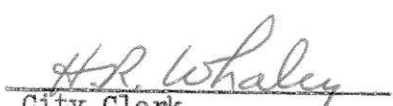
City Attorney

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Redlands, at a regular meeting thereof, held on the 21 day of Oct, 1958 by the following vote:

AYES:

NOES:

ABSENT:


City Clerk