

ORDINANCE NO. 1198

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, E, & F, PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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 84-A GENERAL

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," 1961 Edition, adopted by Western Plumbing Officials Association at the Thirty-first Annual Conference, October 1960, by Western Plumbing Officials Association, be and the same is hereby adopted as the Plumbing Code of the City of Redlands and each provision, condition, and term of said Uniform Plumbing Code is hereby adopted, incorporated by reference, and made a part thereof as though fully set out in this ordinance.

ARTICLE 84-B TABLE OF CONTENTS

That TABLE OF CONTENTS - APPENDICES - be hereby amended by changing Appendix D, Swimming Pools to Rainwater Systems and adding a new Appendix to be designated as F, Swimming Pools.

ARTICLE 84-C ADMINISTRATION

That Part One - ADMINISTRATION - be hereby amended by deletions or additions, and adding thereto a Section 1.15, designated as Board of Appeals, (a), (b), and (c).

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

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

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

Sec. 1.4 - DUTIES OF THE ADMINISTRATIVE AUTHORITY. Delete paragraph (2), (9) and (10).

Sec. 1.7 - VIOLATIONS AND PENALTIES. Insert in the first blank space provided the words "Five Hundred Dollars, (\$500.00)", and 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 deletions or additions, 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) A violation of this section shall be grounds for the revocation of such permits by the Department or Division having jurisdiction in addition to other penalties provided for by this Code.

Sec. 1.12 - COST OF PERMIT. That the second paragraph be amended to read as follows:

Such applicant shall pay to the City Treasurer's Office, 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 therein.

Sec. 1.15 (a) BOARD OF APPEAL - CREATION OF BOARD. 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 and Safety Superintendent 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, within 15 days, upon the Building and Safety Superintendent 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 findings in writing to the Building and Safety Superintendent 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 AND SAFETY SUPERINTENDENT, RIGHT OF APPEAL. Any applicant for a plumbing permit whose application shall have been rejected by the Building and Safety Superintendent or any owner or agent who shall have been ordered by the Building and Safety Superintendent 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 and Safety Superintendent, notice in writing of such appeal and such notice or certified copy thereof shall be transmitted forthwith 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, affirm, annul or modify such rejection, alteration, repair or installation and render all decisions and findings in writing to the Building and Safety Superintendent with a duplicate copy to the appellant and may recommend to the City Council such action as is consistent therewith.

ARTICLE 84-D QUALIFICATIONS

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

ARTICLE 84-E QUALITY AND WEIGHTS OF MATERIALS - ALTERNATE MATERIALS - ALTERNATE METHODS OF CONSTRUCTION

That Chapter 2, Section 201 (k) be hereby deleted.

ARTICLE 84-F GENERAL REGULATIONS

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 or any other structure, shall be joined together in cast iron, either under or outside of the structure to form one building drain system two or more feet outside the building or structure.

ARTICLE 84-G DRAINAGE MATERIALS

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 84-H INDIRECT WASTE RECEPTORS

That Chapter 6, INDIRECT WASTE PIPING, WET VENTED SYSTEMS, AND SPECIAL WASTES, be hereby amended by adding to Section 604 - Indirect Waste Receptors, second sentence the following:

and shall be fitted with a suitable screw cap or a capping device acceptable to the Administration Authority at time of final inspection.

ARTICLE 84-I JOINTS AND CONNECTIONS

That Chapter 8, JOINTS AND CONNECTIONS be hereby amended by adding to Section 802, Subsection (j) to read as follows:

"Exception. Bituminized fiber pipe or joints shall not be used in any Building Drain or Building Sewer within the City of Redlands."

ARTICLE 84-J WATER DISTRIBUTION

That Chapter 10, WATER DISTRIBUTION be hereby amended by deletions or additions, and rewording Section 1008, paragraph (d) Testing.

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 - (d) Testing. 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 during all construction of the structure a constant water pressure can be assured of not less than fifty (50) pounds per square inch.

Exception: When in the opinion of the Administrative Authority unusual water conditions may exist, permission may be obtained to use, during all construction of the structure, a constant air pressure of not less than fifty (50) pounds per square inch.

ARTICLE 84-K BUILDING SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS

That Chapter 11, BUILDING SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS, be hereby amended by deletions, additions, and revisions of Sec. 1101 - Sewer Required (d) and adding to Sec. 1111 a new sub-section designated as (h) "Locations of Private Septic Tanks and Seepage Pits."

The use of Subsurface Disposal Fields or Disposal Fields is hereby prohibited for use within the City of Redlands.

Exception: When the Administrative Authority determines that unusual soil conditions may exist, permission may be obtained for the use of Subsurface Disposal Fields or Disposal Fields.

Sec. 1101 - SEWER REQUIRED. Subsection (d) is hereby amended to read as follows: The 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.

Sec. 1111 (h) All Seepage Pits and Septic Tanks shall be located in the front yard area setbacks as defined in Zoning Ordinance No. 1000, Yard, Front, or such other location as may be designated by the City Engineer.

ARTICLE 84-L FUEL GAS PIPING

That Chapter 12, FUEL GAS PIPING, be amended by adding to Sec. 1208, AUTHORITY TO RENDER GAS SERVICE, a 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.

ARTICLE 84-M APPENDIX F - SWIMMING POOLS

F1 Swimming pool waste water shall be disposed of as hereinafter set forth in this section and the type of disposal proposed shall be approved by the Administrative Authority prior to the commencement of any work.

F2 Except as provided in F4, when a storm drain or public right of way of adequate capacity is available for use, swimming pool waste water may be

discharged thereinto and permission shall be obtained in writing from the City Engineer so to do.

F3 Where space and conditions are such that no hazard, nuisance or insanitary condition is evidenced, swimming pool waste water may be used for irrigation by surface or subsurface spreading.

F4 When no other means of waste water disposal are available, a drywell may be installed. Such drywell shall be constructed in the manner prescribed elsewhere in the Installation Requirements of this code for cesspools and shall have a capacity of at least twice the amount of water discharged during one (1) normal backwash operation, but shall in no case have less than a ten (10) foot vertical sidewall. When other drains are connected, the size of such drywell shall be proportionately increased as directed by the Administrative Authority. No waste water other than that from a swimming pool shall discharge into such drywell, and no waste water from any swimming pool shall discharge into a private sewage disposal system or public sewer.

F5 No direct connection shall be made between any storm drain, drainage system, drywell or subsoil irrigation line and any line connected to a swimming pool.

F6 Waste water from any filter, scum gutter, overflow, pool emptying line or similar apparatus or appurtenance shall discharge into an approved type receptor. The flood rim of each such receptor shall be at least six (6) inches above the flood level of the adjacent ground.

F7 Each such receptor when connected to any part of a drainage system shall be properly trapped and vented as provided for in the Installation Requirements of this code.

F8 Except as provided in F9, the discharge outlet terminal from any pool or filter shall be protected from backflow by an air gap at least six (6) inches above the flood rim of the receptor.

F9 No scum gutter drain, overflow drain, backwash discharge drain, or pool emptying line shall enter any receptor below the rim unless the pool piping at its deepest point, the bottom of the filters, and the bottom of the scum gutter drain trough or overflow inlets are at least six (6) inches above the overflow rim of the receptor.

F10 Swimming pools shall have the bottom and inner sides constructed of smooth non-absorbent materials and be so constructed as to be properly drained through one or more metal grated openings. All such drains shall have a gate valve installed therein, located in an accessible place or masonry pit outside the walls of the pool.

F11 The potable water supply to any swimming pool shall be installed as required in Chapter 10 of the Installation Requirements of this code.

F12 Swimming pool water heating equipment shall conform to the design, construction, and installation requirements set forth in the Installation Requirements of this code for domestic water heaters.

Note: The foregoing applies only to outdoor swimming, bathing, or wading pools. Plans and specifications for all indoor installations shall be submitted to the Administrative Authority for approval prior to the commencement of any work, and all piping, equipment and construction shall be equal to the types prescribed in the Installation Requirements of this code for indoor work.

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 Ordinances No. 1108, No. 1162 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

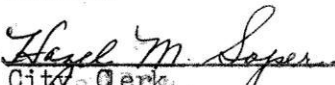
SECTION FOUR: This Ordinance shall be in force and take effect as provided by law.

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:

EDWARD F. TAYLOR
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 2nd day of January, 1963, by the following vote:

AYES: Councilmen Wagner, Martinez, Burroughs, Hartzell,
Mayor Parker
NOES: None
ABSENT: None



City Clerk