

ORDINANCE NO. 1383

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AND ESTABLISHING RULES AND REGULATIONS FOR THE INSTALLATION, ALTERATION OR REPAIR OF PLUMBING, DRAINAGE AND GAS SYSTEMS WITHIN THE CITY OF REDLANDS: ADOPTING THE UNIFORM PLUMBING CODE 1967 EDITION, INCLUDING APPENDICES A, B, C, D, F AND G, FOR THE PURPOSE OF PROVIDING FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY; PROVIDING A MINIMUM STANDARD FOR PLUMBING INSTALLATIONS; PROVIDING FOR RELATED MATTERS; AND REPEALING ORDINANCES NO. 1296 AND 1325

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

SECTION ONE: This Ordinance shall be known as the "Uniform Plumbing Code".

SECTION TWO: Those certain rules and regulations which provide for plumbing, drainage and gas installations and which apply to all pipe and related fixtures, materials and equipment installed, used, maintained, rented, leased, or distributed for use, as set forth in that certain Code printed in booklet form, and entitled "Uniform Plumbing Code, 1967 Edition", three (3) copies of which Code have heretofore been filed in the Office of the City Clerk of the City of Redlands, and which copies are identified by certificates attached thereto, reading substantially as follows:

"I, Peggy A. Moseley, hereby certify that the three annexed copies of the Code entitled, "Uniform Plumbing Code, 1967 Edition", were filed in the Office of the City Clerk of the City of Redlands on the 7th day of January, 1969, and are true, correct and complete copies of said Code which is sought to be adopted by reference by Ordinance of the City Council of said City.

PEGGY A. MOSELEY
City Clerk of the
City of Redlands"

be and the same are hereby established as Rules and Regulations and a Code of said City; and each and every part of said Code, and each and every reference as the "Uniform Plumbing Code, 1967 Edition", is made a part hereof as fully as though set forth at length in this Ordinance, except as hereinafter provided.

SECTION THREE: The parts, chapters, sections and appendices are hereby amended by the following deletions, additions or changes in wording as follows:

1. Part One - Administration

Sec. 1.1 - ADMINISTRATIVE AUTHORITY AND ASSISTANTS

Insert in the blank space provided, the words "Director of Building and Safety".

Sec. 1.2 - ASSISTANTS

Insert in the blank space provided, the words, "Senior Electrical and Plumbing Advisor".

Sec. 1.3 - DEPARTMENT HAVING JURISDICTION

Insert in the blank space provided, the words, "Building and Safety".

Sec. 1.4 - DUTIES OF THE ADMINISTRATIVE AUTHORITY

Delete paragraphs (2), (9) and (10).

Sec. 1.7 - VIOLATIONS AND PENALTIES

Insert in the first blank space provided, the words "Five Hundred Dollars (\$500.00)", in the second space the word "County" and in the third space the word "six".

Sec. 1.10 - TO WHOM PERMITS MAY BE ISSUED

Paragraph (a) shall 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 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".

Sec. 1.12 - COST OF PERMIT

The second paragraph shall 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 thereon".

Sec. 1.15 - BOARD OF APPEAL shall be added to read as follows:

"The Board of Appeal and the procedures concerning its operation as stated in Ordinance No. 1345, City of Redlands, shall also apply to all appeals resulting from the administration of this Code".

Sec. 1.16 - ANNUAL PERMITS shall be added to read as follows:

"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 Ordinance."

2. Part Two - Qualifications of Plumbers

This part and all sections applying thereto are deleted.

3. Chapter 2. Quality and Weights of Materials, Alternate Materials, Alternate Methods of Construction.

An additional Section shall be added reading as follows:

"Sec. 211 - USE OF PLASTIC PIPE AND FITTINGS

"(a) Plastic pipe and fittings shall be limited to residential type construction of not over two stories in height and for DWV application only. It shall be installed within the limitations of this Section, Standard IS 5-66 (UPC), and other applicable instructions issued by the Administrative Authority.

"(b) Plastic pipe less than Schedule 80 shall not be threaded.

"(c) Only approved metallic traps may be used with connections made by means of approved male threaded trap adaptors.

"(d) Shower drains shall be connected to their traps by metallic piping.

"(e) Two inch 'No-hub' or similar type compression couplings may be used as transition fittings and an appropriately sized compression coupling used to connect the house drain to the house sewer.

"(f) Closet flanges shall be of the type incorporating a plastic coated metal ring with a center section of plastic that may be solvent welded to the bend or stub. All closet rings must be securely fastened to the building structure or concrete floor, independent of the plumbing system. All screws or fasteners shall be of brass or corrosive resistant (stainless) steel.

"(g) Plastic pipe and fittings shall not be used where they would pierce fire separation walls, floors or ceilings such as the garage side of a dwelling wall or ceiling for an attached private garage.

"(h) No plastic waste piping except cleanouts shall be exposed on the exterior of a building where they may be exposed to direct sunlight.

"(i) Plastic pipe and fittings placed in the ground shall be bedded on a minimum of 4" of sand, sandy loam or similar material containing no clods, rocks, etc. and backfilled with a minimum of 12" of the same material. The trench shall be backfilled immediately or the pipe shaded with a small quantity of backfill until backfilled.

"(j) Solvent cement shall be used only from the original container and will not be thinned.

"(k) A slip-fitting shall be installed in all vertical runs of two story structures that are not relieved by off-sets and where stress can be created by shrinkage of wood structural members."

4. Chapter 3. Installation Requirements.

Sec. 303 - SEWER REQUIREMENTS

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 clean out if it is beyond the point of joining."

Sec. 323 - Deleted in its entirety.

5. Chapter 4. Drainage Systems.

Sec. 401 - MATERIALS

An additional paragraph shall be added reading as follows:

"(b) 3. Fittings for ferrous screwed pipe and ferrous screwed pipe are prohibited for use in a drainage system."

"TABLE 4-1 Change the minimum trap and trap arm size for laundry tubs or clothes washer from 2" to 1½".

6. Chapter 5. Vents and Venting.

Sec. 503 - MATERIALS

The last word "ground" shall be deleted from paragraph (a) and (b) and the words "finish floor elevation" added.

7. Chapter 8 - Joints and Connections.

Sec. 802 - TYPES OF JOINTS

This Section shall be amended by deletion of paragraph (f).

Sec. 803 - USE OF JOINTS

This Section shall be amended by changing paragraph (a) to read as follows:

"(a) Clay Sewer Pipe - Joints in vitrified clay pipe or between such pipe and metal pipe shall be made as provided in sub-section (g) or (l) of Section 802."

8. Chapter 10. Water Distribution.

Sec. 1005 - VALVES shall be amended by changing the first sentence of sub-paragraph (b) to read as follows:

"A fullway ball valve (with handle) of a size equal to the service lateral shall be installed on the discharge side of each water meter and on each unmetered water supply".

Sec. 1007 - WATER PRESSURE, PRESSURE REGULATORS AND PRESSURE RELIEF VALVES shall be changed by changing the wording of sub paragraph (b) Excessive Water Pressure. All references to one hundred (100) pounds per square inch shall be changed to eighty five (85) pounds per square inch.

Sec. 1008 - INSTALLATION, INSPECTION AND TESTING shall be amended by deleting Paragraph (c) (l) and 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".

9. Chapter 11. Building Sewers and Private Sewage Disposal Systems.

Sec. 1101 - SEWERS 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 investi-

"gate 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 Appeal Board as outlined in Sec. 1.15 and as amended by this Ordinance."

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."

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."

10. Chapter 12. Fuel Gas Piping.

Sec. 1211 - GAS METER LOCATIONS

Paragraph (a) shall be changed by deleting the second sentence.

Sec. 1219 - REQUIRED GAS PIPING SIZE

This Section shall be amended by adding a sentence to Paragraph (b)(6) and by changing the wording of Paragraph (d), both to read as follows:

"Where gas piping sections serve both heating and cooling equipment and the installation prevents both units from operating simultaneously, only the larger of the two demand loads need be used in sizing these sections."

Paragraph (d) - "Where gas of a different specific gravity is to be delivered, or where the pressure may be higher than fourteen (14) inches or lower than seven (7) inches of water column, or when diversity demand factors are used, the design, pipe sizing, materials, location and use of such systems first shall be approved by the Administrative Authority, and the Gas Utility supplying the gas."

11. Chapter 13. Water Heaters and Vents

Sec. 1311 - ACCESS AND WORKING SPACE

This Section shall be amended by substituting the following:

"Access and working space shall be provided in accordance with the requirement of Chapter 7 - Comfort Heating Systems of the Uniform Building Code, Volume II, 1967 Edition, adopted as the Mechanical Code of the City of Redlands, by Ordinance."

Sec. 1312 - PRESSURE RELIEF VALVES

This Section shall be amended by the addition of the following:

"Relief vents will be carried to a floor sink or to the outside of all habitable portions of structures. The vent shall terminate six inches above the sink overflow rim or ground surface. The end of the vent shall not be a threaded pipe or fitting."

12. Appendix "F" shall be amended by adding an EXCEPTION under Paragraph (f) (4) reading as follows:

"EXCEPTION Pounds to inches water column regulators with limiting orifices capable of releasing not more than five (5) cubic feet of gas when supplied with five (5) pounds per square inch of pressure installed at the appliance location, in commercial and industrial applications, need not be vented to an outside location when such appliance regulators have been approved by the Administrative Authority and the Gas Utility. These appliance regulators when installed at each appliance location shall:

- "a. Be connected to the same piping material used to pipe the structure.
- "b. Be accessible.
- "c. Have the upstream pressure identified. Such identification shall be a metal tag permanently attached to the regulator and state "WARNING - 1/2 to 5 PSI GAS PRESSURE, DO NOT REMOVE"
- "d. Be installed in a location that communicates with a ventilated area.
- "e. Have an approved gas valve in the line upstream ahead of the pounds to inches of water column pressure regulator."

13. Appendix "G" shall be amended by deletion of Paragraph G (9).

SECTION FOUR: 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 FIVE: That Ordinances No. 1296 and 1325 and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

SECTION SEVEN: The City Clerk shall certify to the adoption 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.

ATTEST:

Waldo F. Burroughs
Mayor of the City of Redlands

Peggy A. Moseley
City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 7th day of January, 1969 by the following vote:

AYES: Councilmen Martinez, Cummings, DeMirjyn, Knudsen, Mayor Burroughs
NOES: None
ABSENT: None

Peggy A. Moseley
City Clerk