

ORDINANCE NO. 1444

AN ORDINANCE 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. 1383

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 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, 1970 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. (1444)

The parts, chapters, sections and appendices are hereby amended by the following deletions, additions or changes in wording.

§ 84101. PART ONE - ADMINISTRATION

Sec. 1.1 - ADMINISTRATIVE AUTHORITY AND ASSISTANTS. In the Uniform Plumbing Code referred to, 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 Section 84002 of Article 840 of the Redlands Ordinance Code 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,

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"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."

§ 84102. PART TWO - QUALIFICATIONS OF PLUMBERS.
This part and all sections applying thereto are deleted.

§ 84103. 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. Metallic traps with plastic fused adaptors may be used.

"(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."

§ 84104. 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 cleanout if it is beyond the point of joining."

Sec. 323 - Deleted in its entirety.

§ 84105. 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."

§ 84106. 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.

§ 84107. 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."

§ 84108. CHAPTER 10. WATER DISTRIBUTION.

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) (1) 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."

§ 84109. 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

"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 Appeal 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."

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."

§ 84110. 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 the chapter on Comfort Heating Systems of the Uniform Mechanical Code as adopted by Article 843 of the Redlands Ordinance Code."

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."

§ 84111. APPENDIX G shall be amended by deletion of paragraph G9. (1444)

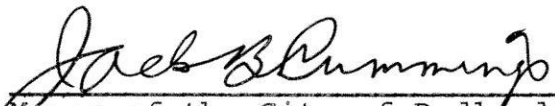
SECTION TWO: Each provision of this Ordinance shall be separate and severable and in the event any specific provision is declared void or invalid, no other section, otherwise legal and valid, shall be affected thereby.

SECTION THREE: Ordinance No. 1383 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.

ATTEST:


Mayor of the City of Redlands

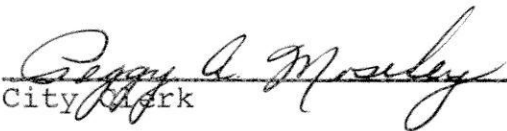

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
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 on the 18th day of May, 1971 by the following vote:

AYES: Councilmen DeMirjyn, Knudsen, Miller, Sewall, Mayor Cummings
NOES: None
ABSENT: None


City Clerk